

Minutes of the  
HOME Board Meeting  
December 16, 2010

Members Present: Mark Baldwin, Duane Paulson, Joe Birbaum, Jan Roou, Jay Schreurs, Lee Krueger, Ron Buchanan, Jill Haupt, Kathleen Schilling, Peter Sorce, Glenn Stumpf, Maria Watts and Jennifer Hanneman

Staff: Glen Lewinski, Kristin Silva, Debbie Narus and Nancy Mojica

Excused Absence: Greg David and Mark Hoefert

Guest: Lee Martinson, Slinger Housing Authority, Rose Sura, HBC Services, Dale Shaver, Sandy Scherer, Waukesha County, Dennis Heling, Jefferson County Economic Development Consortium and Corrie Fulwiler, Richards Place

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:04 a.m.
- II. The Chair led the Pledge of Allegiance.
- III. On a motion by Ron Buchanan and seconded by Jill Haupt, the minutes of the November 18, 2010 meeting were approved.
- IV. No Public comments were heard.
  - a. The Board was informed of a Waukesha County study and analysis of the CDBG/HOME program underway to indentify possible administrative/operational changes for 2011. Additional comments regarding the study were made by Dale Shaver, Director of Parks and Land Use.
- V. The Wisconsin Partnership reviewed the Fund Balance Report.
- VI. Kristin Silva, WI Partnership provided an update on the Dennison Report along with a summary of actions that have been undertaken a follow up report will be provided in January.
- VII. Foreclosure Report
  - a. Staff indicated that one new foreclosure filing occurred in the past month. WI Partnership in conjunction with HBC services received a Foreclosure Prevention Initiative grant. The detail of implementation, eligibility and administration will be developed in the next month.
- VIII. Based on a letter received from the managing owner, the Board on a motion by Joe Birbaum and seconded by Peter Sorce, approved the deferral of the 2010 payment for Highland South for 2010 with the stipulation that a six month update on the 2011 loan payment be received by the June meeting
- IX. The Board will review the status of the Hebron House Summit Avenue development in January.

X. The Board will review the status of the Richards Place project in January. An offer to purchase has been submitted from another party which would de-obligate the HOME commitment of funds if the offer is approved.

XI. Action Items:

- a. On a motion by Joe Birbaum and seconded by Peter Sorce, the Program Administration Contract extension for 2011 to the WI Partnership for Housing Development was approved.
- b. On a motion by Duane Paulson and seconded by Ron Buchanan, the 2011 Inspection Services contract extension was approved based on satisfactory performances.
- c. On a motion by Duane Paulson and seconded, by Ron Buchanan, the 2011 Homebuyer Counseling contract extension was approved based on satisfactory performances.
- d. On a motion by Joe Birbaum and seconded by Ray Schreurs, the Board approved an increase in fees to the Homebuyer Counseling agencies from \$1,000 to \$1,450 to offset \$450.00 previously paid by the homebuyer which conflicted with the new RESPA rules.
- e. On a motion by Ron Buchanan and seconded by Peter Sorce, the Board approved the 2011 allocation of fund modification to include \$200,000 for Housing Development funds for allocation to developers in accordance with the HOME Developers Framework policies to be approved in January 2011.
- f. On a motion by Mark Baldwin and seconded by Ron Buchanan, the Slate of Officers for the HOME Board for 2011 was approved as follows:

Chair	Kathleen Schilling	Ozaukee County
Vice-Chair	Peter Sorce	Washington County
Secretary	Joe Birbaum	Waukesha County
Treasurer	Jennifer Hanneman	Jefferson County

Then board also acknowledged its appreciation to Greg David for his Chairmanship of the Board in 2010.

XII. The Board tabled the Consultants Framework for Housing Development Projects until January pending further review.

XIII. The Board also tabled until January the Publication of availability of Funds and revised application until the Framework for Housing Development projects in approved

XIV. On a motion by Ron Buchanan and seconded by Peter Sorce, the meeting adjourned at 10:25.

Respectfully submitted,

Greg David  
Chair, HOME Board