

Minutes of the
HOME Board Meeting
September 16, 2010

Members Present: Duane Paulson, Mark Baldwin, Joe Birbaum, Peter Sorce, Greg David, Jan Roou, Glenn Stumpf, Jay Schreurs, Lee Krueger and Maria Watts

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

Excused Absence: Jill Haupt, Mark Hoeft, Kathleen Schilling and Mike Miller

Guest: Carol Biersach, Lee Martinson, Slinger Housing Authority, Bernie Juno, Hebron House of Hospitality, Dennis Heling, Jefferson County Economic Development Consortium, Corrie Fulwiler, Joana Hemschemeyer, Richard's Place, Dale Shaver, Sandy Scherer, Waukesha County, Hickory Hurie, Marcia Bergeson, Community Planning Development & Associates, James Tarantino, Aaron Matter, Tarantino & Company, and Robin Reshel, Hartford C.D.A.

- I. The meeting was called to order by the Chair with a quorum of the Board present at 9:03 a.m.
- II. The Chair led the Pledge of Allegiance.
- III. On a motion by Peter Sorce and seconded by Glenn Stumpf, the minutes of the August 19, 2010 meeting were unanimously approved.
- IV. No Public or Staff comments were heard.
- V. The WI Partnership Fund Balance Report was reviewed and accepted without action.
- VI. Staff reported that four new foreclosure documents were received and claims for HOME funds submitted. Total HOME funds currently outstanding for the four loans are less than \$3,000.
- VII. Update on Hebron House of Hospitality Summit Avenue
 - a. Ms. Bernie Juno, Executive Director of Hebron House of Hospitality, Jim Tarantino and Aaron Matter of Tarantino & Company, discussed the future plans for the Hebron House development which did not receive 811 funding. The developer has received a commitment of Project Based Vouchers from the Waukesha Housing Authority and will seek private lender financing for the project.

On a motion by Mark Baldwin and seconded by Peter Sorce, the Board agreed to provide 30 days for the consultant to pursue private financing for the development.

- b. Staff raised questions on the expenditure of funds and regulatory requirements to begin construction within 12 months. The Board instructed staff to seek an extension from HUD and clarify the regulatory provisions for project development and requirements to seek other development bids.

VIII. Action Items:

- a. Staff presented to the Board a proposed 2011 HOME allocation prior to the posting of the Public Hearing notice for comment.

On a motion by Duane Paulson and seconded by Mark Baldwin, the 2011 allocation was approved for publication.

- b. Ms. Corrie Fulwiler, Director of Richard's Place, presented a budget for the purchase of an existing property at 3011 Saylesville Road, Waukesha for permanent housing for persons with HIV/AIDS. The proposal provided financing for acquisition, rehabilitation and operating expenses based on various levels of fundraising and a mortgage from the Illinois Facilities Fund.

On a motion by Duane Paulson and seconded by Maria Watts, the Board approved an allocation of unallocated entitlement funds in the amount of \$94,585 contingent upon the applicant obtaining funds to make the project fiscally viable.

On a motion by Duane Paulson and seconded by Maria Watts, the Board approved the allocation of the balance of the Waukesha County allocation set-aside of \$5,415 for the Richard's Place project with the same stipulated contingency as the previous motion.

- IX. Ms. Marcia Bergeson and Mr. Hickory Hurie representing CPDA consultants indicate that only 8 of the 14 Board members had submitted the Board survey; therefore, the results will be discussed at the next meeting. The consultant and Board members began review of the "draft" HOME Development Framework document. Agreed upon changes will be incorporated into the document with additional review and modification to continue at the next meeting.

- X. On a motion by Joe Birbaum and seconded by Mark Baldwin, the meeting adjourned at 11:05

Respectfully submitted,

Greg David
Chair, HOME Board