

Minutes of the  
HOME Board Meeting  
October 15, 2009

Members Present: Duane Paulson, Mark Baldwin, Ron Buchanan, Joe Birbaum, Jill Haupt, Scott Seefeldt, John Hilber, Peter Sorce, Kathleen Schilling, Greg David, James Rothenbach and Robert Adam

Staff: Glen Lewinski, Debbie Narus and Nancy Mojica

Excused Absent: Mark Hoefert and Maria Watts

Guest: Carol Biersach, Lee Martinson, Slinger Housing Authority, Dennis Heling, Jefferson County Economic Development, Joana Hemschemeyer, Hebron House, Rose Sura, HBC Services, Inc and Robin Reshel, Hartford C.D.A.

The Chair opened the scheduled Public Hearing at 9:02 to obtain comments on the proposed 2010 allocations of HOME funds, two respondents commented.

Robin Reshel, Hartford C.D.A. expressed a need for HOME funding for Tenant Based Rent Assistance due to the high unemployment rate.

Joana Hemschemeyer, Hebron House of Hospitality, reported that they would be Submitting the 811 Application for development of the Summit Avenue site prior to November 15, 2009.

The Chair closed the Public Hearing at 9:03 a.m. when no further comments were heard.

- I. The regularly scheduled HOME Board 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 Ron Buchanan and seconded by Peter Sorce, the minutes from the September 17<sup>th</sup>, 2009 were unanimously approved.
- IV. Staff also indicated that correspondence was provided showing that the Oak Hill project assisted with HOME funds DID receive Low Income Housing Tax credit.
- V. Staff indicated that the focus groups for the Consolidated Plan had begun. Jefferson County had 14 participants. Ozaukee County due to a short notice had 5 participants. The focus group for Washington County is scheduled for October 21, 2009. Waukesha County will hold a series of focus group covering both the CDBG and HOME on Monday, October 26, 2009 @ 6:00 p.m, Wednesday, October 28, 2009 at 9:30 a.m. and 1:30 p.m.  
Finally, a special focus group to discuss Impediments to Fair/Affordable and action steps which is scheduled for November 4, 2009 at 9:30 a.m. All Waukesha County focus groups will be held in the Waukesha County Administration Center, 515 W. Moreland Blvd. Room 355/359.

- VI. Staff informed the Board that the Waukesha County Corporation Counsel had filed a response to the Heist (owner) vs. Maron (contractor) lawsuit. Staff summarized the case and indicated that no federal funds had been transferred.
- VII. The Wisconsin Partnership Fund Balance Report was reviewed and accepted.
- VIII. Staff reported that the General Capital Oak Hill project had received a Tax Credit allocation from WHEDA and will be proceeding with the project (date to be determined).
- IX. Action Items:
- a. On a motion by Ron Buchanan and seconded by Greg David, the Board approved an allocation of \$14,999 for a 10 year amortized loan at 6% simple interest with an annual payment of \$1,500 per year plus interest of \$90.00 for a total of \$1,590.00 for years 1-10 commencing with the receipt of an occupancy permit for the Rental Rehab project at 202 S. Wisconsin Drive, Jefferson, WI 53539.
- The Board also including the provision that this was an individual case and did not establish a precedent for funding amounts, terms or rate of future loans.**
- b. On a motion by Kathleen Schilling and seconded by John Hilber, the motion to change the HOME By-Laws was tabled.
- X. On a motion by Ron Buchanan and seconded by Joe Birbaum, the meeting was adjourned at 9:45 a.m.

Respectfully submitted,

Duane E. Paulson  
Chair, HOME Board