

Minutes of the
HOME Board Meeting
September 20, 2007

Members Present: Duane Paulson, Joe Birbaum, John Gallo, Sharon Schmeling, Ron Buchanan, Mark Baldwin, Richard Bertram, Harold Groth, Paul Roback, Mike Burow, Alan Schupp and Mark Hoefert

Staff: Glen Lewinski, Kathy Kamp, Kristin Silva, and Nancy Mojica

Excused Absent: Jill Haupt and Maria Watts

Guests: Scott Williams, Milwaukee Journal Sentinel, Lee Martinson, Carol Biersach, Slinger Housing Authority, Rose Juarez-Sura, RoxAnne Witte, HBC Services, Debbie Narus, WI Partnership, Bernie Juno, Tim Rowe, Duane Mireles, Hebron House of Hospitality and Dennis Heling, Jefferson County Economic Development Consortium

- I. The meeting was called to order by the Chair, John Gallo with a quorum of the Board in attendance at 9:03 a.m.
- II. On a motion by Ron Buchanan and seconded by Joe Birbaum, the minutes from the July 21, 2007 meeting were approved by a unanimous vote with the following modification.

Change #7 line 1 to read "Groth" and not "Hoefert".
- III. No public comments were heard.
Staff reported that a check in the amount of 50,332.91 was received as reimbursement for the sale of the PADA property. This money is considered recaptured funds and must be re-used for a rental rehab project.

An e-mail from staff to Marcia Bergeson, HUD Rep was presented and accepted as information without action.
- IV. Marcia Bergeson, HUD Senior Representative was introduced. She presented a powerpoint presentation to the Board including Board responsibilities, regulatory requirements and an overview of the Dennison consulting report showing a number of areas identified by the report where corrective action will need to be taken. Staff along with the Wisconsin Partnership has already begun to address the issues identified in the report and will report back to the Board monthly.

On a motion by Duane Paulson and seconded by Joe Birbaum, the Dennison report was accepted and staff is to report monthly on progress, the motion was unanimously approved.
- V. Staff presented a preliminary suggestion for a 2008 budget to the Board, which included a reduction in DPA and Rehab funds and the development and funding of a Purchase/Rehab program. Staff indicated that Public Hearings to obtain citizen comments would be held.

On a motion by Joe Birbaum and seconded by Mark Baldwin, the proposed 2008 HOME allocation was accepted subject to Public Hearings and final HOME Board approval in October. Staff will advertise in the official newspaper in all four counties.

- VI. Board member Alan Schupp from Ozaukee County, the President of the Ozaukee Habitat for Humanity, raised the issue of loans vs grants for Habitat projects along with the issue of retention of repaid funds by Habitat rather than returning the funds and retention by the Board. Discussion included previous Board action toward Habitat projects funding as a CHDO vs non-CHDO project and how proceeds would be handled.

The Ozaukee Habitat has made an offer on two side-by-side parcels of land. The bid, if successful, will be known early in October and the Board will be asked for funding. While no formal action was taken, the discussion ultimately returned to the type of HOME funding – CHDO vs grant and who would retain repayment funds.

On motion by Joe Birbaum and seconded by Ron Buchanan, the issue was carried over to October by a unanimous vote.

VII. Wisconsin Partnership Reports

- a. Due to time constraints, the WI Partnership gave a quick overview of 2007 budget projects indicating that the DPA programs would only reach about 60% expenditures for 2007 due to the current housing market. This will affect their budget as well as the Homebuyer Counseling agency revenues.
- b. The WI Partnership briefly reviewed their new financial tracking system, which will be discussed in greater detail at the October meeting.
- c. The WI Partnership also provided a preliminary overview of administrative cost, which they project to work with staff resulting from the Dennison report. Three suggested alternatives were raised with no action taken.

VIII. Wisconsin Partnership- Technical Assistance

- a. On a motion by Mark Baldwin seconded by Ron Buchanan, the Fund Balance report was accepted by unanimous vote.
- b. Staff along with the WI Partnership continues to discuss a possible Lead Grant application with Milwaukee County. Any future action will be reported to the Board.

- IX. Staff informed the Board that it would not be available for the next scheduled meeting. The Board agreed that the WI Partnership will staff the meeting on October 18, 2007

On a motion by Mark Baldwin and seconded by Ron Buchanan the meeting adjourned at 11:36 a.m.

Respectfully submitted,



John Gallo
Chair, HOME Board