

Minutes of the  
HOME Board Meeting  
December 17, 2009

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

Staff: Glen Lewinski and Nancy Mojica

Excused Absent: Scott Seefeldt, Maria Watts and Mark Hoefert

Guest: Carol Biersach, Slinger Housing Authority, Dennis Heling, Jefferson County Economic Development, Joana Hemschemeyer, Hebron House of Hospitality, Joe Schwenker, Commonbond, Jason Fruth, Waukesha County, Chris Becker, Waukesha YMCA, Andrew Schaefer, Real Estate Equities, Kori Schneider Peragine, Metro Milwaukee Fair Housing Council, Ted Matkom, Gorman Company, Ellen Nowak, County Executives Office 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 9:00 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 November 19, 2009 were unanimously approved.
- IV. No Public Comments were heard.

Staff acknowledged the Chair for his leadership during 2009 and welcomed the new 2010 Chair Greg David.

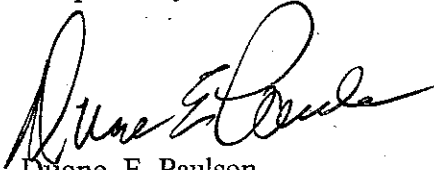
The Board also accepted the resignation of John Hilber, Ozaukee County and thanked him for his service on the Board.

- V. Staff indicated that the "foreclosure" lawsuit was a CDBG Loan not applicable to the HOME Board. Based on that information the item was deleted from Board action.
- VI. The Board heard presentations from representatives of each of the Housing Development applications reviewed by the Board for HOME "gap financing".
  - a. Joe Schwenker, Chris Becker (YMCA) represented Commonbond - Broadway Commons project.
  - b. Joe Schwenker represented Commonbond - Summit Meadows project
  - c. Ted Matkom represented Gorman Company - Oconomowoc School Loft project.
  - d. Andrew Schaefer represented Real Estate Equities - Meadow Lane Subdivision project.
  - e. Robin Reshel represented Hartford CDA - Tenant Based Rent Assistance up to 24 months.
  - f. Robin Reshel represented Hartford CDA - Tenant Based Rental Assistance – Rent/Security Deposits.

**Based on HOME policy the Board will hear presentations at one meeting and address the issue as an action item at the following meeting.**

- VII. Staff indicated that the HUD required Five Year Consolidated plan would be completed for public comments on or about December 31 2009.
- VIII. The Fund Balance Report was reviewed and accepted. The Board indicated that they want to see an additional column addressing the availability of non-committed funds.
- IX. Staff informed the Board that meetings and mileage reimbursement would be completed by the end of the year.
- X. Hebron House of Hospitality indicated that the 811 application related to HOME funding of the project on Summit Avenue was submitted to HUD.
- XI. Action Items:
  - a. On a motion by John Hilber and seconded by Kathleen Schilling, the Request for Proposal for 2010 HOME Administration was awarded to Wisconsin Partnership for Housing Development was unanimously approved.
  - b. On a motion by Joe Birbaum and seconded by Peter Sorce, the Request for Proposal for 2010 HOME Buyer Counseling was awarded to hbc services, inc for Jefferson and Waukesha Counties and Slinger Housing Authority for Ozaukee and Washington Counties were unanimously approved.
  - c. On a motion by Ron Buchanan and seconded by Greg David, the Request for Proposal for 2010 Housing Inspection Services was awarded to Whiteglove Inspections for Jefferson and Waukesha Counties and Krause Home Inspections for Ozaukee and Washington Counties were unanimously approved.
- XII. On a motion by Ron Buchanan and seconded by Joe Birbaum, the meeting was adjourned at 10:55 a.m.

Respectfully submitted,



Duane E. Paulson  
Chair, HOME Board