

**CITY OF NEILLSVILLE  
GRANTS COMMITTEE  
COUNCIL ROOM, CITY HALL  
TUESDAY, JULY 30, 2013  
5:00 P.M.**

The Grants Committee was called to order by Chair W. Neville. On roll call: W. Neville, J. Neville, Flynn, Shoup, Berger, Conner and Brekke present. Rendell absent.

Also present: Chippewa County Housing Authority Management Agent for the Clark County Housing Authority Valerie Prueher and Lori Artz, Rehab Specialists, and City Clerk Rex R. Roehl.

Chair W. Neville declared the minutes of the previous meeting approved as filed with the City Clerk.

Prueher introduced Lori Artz, who will be taking over her position for Clark County, and she will be moving up working with the new regional grant funds received. Chippewa County is the lead county for our 10-county region in West Central Wisconsin. The new grant will come in two phases. The first phase will concentrate on five counties, and the second phase will concentrate on the remaining counties. The loan limit will be \$24,999. The funds are on a first come, first served basis, and they will no longer do emergency-type loans. The new loan program will not be as flexible as Neillsville's program is. The Regional Board is working on streamlining the loan process, so all programs will be similar.

Prueher stated the committee has three loan applications to review, and Neillsville has \$72,460.33 available in funds on hand to loan out.

Prueher reviewed the CDBG rules and limits (the loan cannot exceed 50% of the current market value of the home or \$24,999 maximum), lead surface rules, closing costs, etc.

Prueher presented the Loan Profile for Application #2013-01-NR, applicant information and work area specifications according to order of importance. The total loan cost with closing costs is \$19,069. This puts the applicant in a negative equity position. The house is basically unfinished, and they would complete work already started.

Chair W. Neville stated our policy is to loan up to 100% equity.

Prueher stated that the applicant could contest our finished market value by getting an appraiser or market analysis to see if the equity can be increased.

Motion J. Neville, second Flynn, to deny a loan to Applicant #2013-01-NR because of the large negative equity balance. All Aye.

Prueher presented the Loan Profile for Application #2013-02-NR, applicant information and work area specifications according to order of importance. The total loan cost with closing costs is \$47,915. The home has lead based paint. If work is done on a lead surface area, the lead surface rules apply. Also, the loan limit rules apply (\$24,750).

Discussion followed on the work order of importance – roof, soffit and fascia (lead surface rules apply), foundation and closing costs.

Motion Flynn, second Conner, to recommend to the Common Council to approve a loan not to exceed \$13,165 and a grant of \$400 for lead clearance to Applicant #2013-02-NR for roof replacement, soffit and fascia, foundation repair and closing costs. All Aye.

Prueher presented the Loan Profile for Applicant #2013-03-NR, application information and work area specifications according to order of importance. The total loan cost with closing costs is \$23,965. The home has lead based paint. If work is done on a lead surface area, the lead surface rules apply. Also, the loan limit rules apply (\$18,200 – there is some flexibility with the limit, due to the fact that there are children present in a house with lead based paint).

Discussion followed on the work order of importance – electrical, windows (lead surface rules apply), doors, bathroom/kitchen wall, furnace and closing costs.

Discussion on having the family apply for weatherization funding for the furnace and insulation.

Motion Conner, second Shoup, to recommend to the Common Council to approve a loan not to exceed \$19,065 and a grant of \$400 for lead clearance to Applicant #2013-03-NR for electric update, windows replacement, doors replacement, bathroom/kitchen wall replacement, furnace replacement and closing costs, with the condition that the applicant apply for available weatherization program funding and they clean up their property to city standards. All Aye.

Prueher stated that Chippewa County Housing regularly reviews its fees, and based on this analysis, effective April 1, 2013: the Inspection Fee rate has been increased from \$350 to \$450 and the Subordination and Special Request fee has ranged from \$50 to \$200, but now will be a flat \$200.

City Clerk Roehl reported that Alan and Jennifer Wright, Loan Application #2012-01-NR, were granted a loan at the October 23, 2012 meeting. The Wrights sold their home before the loan was processed, however the inspection fee and title work costs of \$260 were incurred. They have been billed for these costs, but have not paid. Discussion followed.

City Clerk Roehl reported on the Donald L. and Ashley A. Bryan loan (#05-NR-06-06), 511 W. Fourteenth Street, in the amount of \$10,000. Foreclosures filed in 2010 and 2012 have been confirmed by the Clark County Circuit Court on December 17, 2012. There being a deficiency judgment, we need to write off this loan. Discussion followed.

Motion Brekke, second J. Neville, to recommend to the Common Council to write off the Donald L. and Ashley A. Bryan housing loan (#05-NR-06-06) in the amount of \$10,000. All Aye.

Motion J. Neville, second Berger, to adjourn. All Aye.

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William E. Neville, Chair

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Rex R. Roehl, Clerk