

## OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, July 18, 2013 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chair Taylor at 12:04 p.m. with the following members present: Rob Taylor, Valinn McReynolds, Jon Sullivan, Dave Polkowske, Bernice Hahn, Dan Adams, Joe Caligiuri, Julia Ross, Kandes Dalbey, and Randell Davis. Members absent: Kathie Dykstra, Noel C. Stahle and Leon McCullough.

Also present: City Manager Michael Schrock, City Clerk Amy Miller, Charlie Comfort, Marilyn Johannes and Dylan Mulfinger (arrived later in the meeting).

It was moved by Dalbey, seconded by Ross to approve the June 6, 2013 Housing Trust Fund Committee Minutes. Motion carried unanimously.

Taylor asked that the FY 2013 Financial Report item be discussed before action on the demolition grant requests and asked for the balance in the accounts. Miller reviewed the FY 2013 Financial Report.

Schrock told the committee he was in favor of approval of the demolition grant request from Brian Booy of Brian Booy Construction L.L.C. Schrock said Booy submits documents timely and builds well-constructed buildings. It was moved by Adams, seconded by Davis to approve demolition grant funds up to \$4,000 for demolition of the structure located at 921 South H Street. Motion carried unanimously.

Joe Caligiuri indicated Gregory Meyer had visited with him regarding Meyer's plans for demolition of the structure located at 714 North C Street and Caligiuri provided the committee with background information regarding the property at 714 and 718 North C Street. It was moved by Ross, seconded by Dalbey to approve demolition grant funds up to \$4,000 for demolition of the structure located at 714 North C Street. (The lots located at 714 and 718 North C Street will be combined to meet requirements.) Motion carried unanimously.

It was moved by Adams, seconded by Davis to approve demolition grant funds up to \$4,000 for demolition of the structure located at 433 North 6<sup>th</sup> Street. Motion carried unanimously.

Miller explained that an OHTF member had contacted her and asked that a revision be made to the OHTF Subordination Policy and also amend all plan agreements. Adams said he had asked for the revision in order to allow a client to lower the amount of time to pay off a loan by decreasing the time from 30 years to 20 years which increased their payments by over \$300 monthly. After discussing the pros and cons of changing the plan the committee asked staff to find out if the plan could be changed to allow refinancing to pay off a loan sooner.

Taylor pointed out that according to the minutes from the last meeting Kandes Dalbey had agreed to accept election as chair and Dan Adams had agreed to continue to serve as vice-chair.

Taylor asked for nominations for chair. Ross moved to nominate Kandes Dalbey, Hahn seconded and motion carried unanimously.

Taylor asked for nominations for vice-chair. Ross moved to nominate Dan Adams, Hahn seconded, motion carried unanimously.

It was moved by Polkowske, seconded by Adams to approve the June claims list for payment. Motion carried unanimously except for Ross who abstained.

Committee consensus was to hold the next meeting on the first Thursday of the month which is August 1.

Sullivan reported the grant application for the old post office building did not get approved with Section 5 applications, but there may be a chance that applications will be received later under Section 6 in late to mid-fall. Sullivan said 12 out of 54 units in our category got approved and indicated the projects that were approved consisted of a larger number of units (old post office was 6 units).

The meeting adjourned at 12:40 p.m.

Minutes by Marilyn Johannes