

OSKALOOSA HOUSING TRUST FUND COMMITTEE MINUTES

Thursday, March 6, 2014 - 12:00 Noon

City Hall Conference Room

The committee meeting was called to order by Chair Dalbey at 12:04 p.m. with the following members present: Kandes Dalbey, Rob Taylor, Dan Adams, Joe Caligiuri, Bernice Hahn and Carri Vande Ree. Members absent: Noel C. Stahle, Dave Polkowske, Randell Davis, Kathie Dykstra, Valinn McReynolds and Leon McCullough. Also present: MaryBeth Juergens, Rural Housing Specialist, and City Staff Members Michael Schrock, Amy Miller and Marilyn Johannes.

It was moved by Taylor, seconded by Hahn to approve the December 5, 2013 Housing Trust Fund Committee Minutes. Motion carried unanimously.

Dalbey administered the oath of office to Carri Vande Ree, the new representative of TruBank.

It was moved by Hahn, seconded by Adams to approve the request from Gary and Sue Gerard for demolition grant funds with a maximum of \$4000 in demolition grant funds for the property located at 1220 2nd Avenue West and a maximum of \$3500 for the property located at 1218 2nd Avenue West. Motion carried unanimously.

The committee discussed with staff whether or not to approve a subordination for Kathryn Roe at 402 South Market Street. Dalbey noted that subordination policy requirements had not been followed for this loan but the housing trust fund position was the same debt as before the property was refinanced. Adams and Dalbey concurred that this matter needed to be treated as an exception not as a change in the subordination policy. Dalbey said she would call Jeffrey Akers, Sr. Vice President of TruBank, and remind him of the policy.

It was moved by Adams, seconded by Caligiuri to approve a subordination for Kathryn Roe at 402 South Market Street. Motion carried with all ayes except Vande Ree who abstained.

Dalbey suggested the committee consider changing their meeting schedule from every month to every other month considering the committee has not needed to meet for the past two months. Taylor noted it is at the discretion of the chair when the committee meets. It was the consensus of the committee to try the new schedule and see how it works.

Miller reviewed the accounting report and discussed the claims with the committee.

It was moved by Caligiuri, seconded by Adams to approve the December, January and February claims lists for payment. Motion carried unanimously except for Vande Ree and Dalbey who abstained.

At 12:35 p.m. Dalbey left the meeting and Adams, Vice-Chair, took over.

Adams explained that at a recent Rural Development meeting he invited a representative of Rural Development to speak to the Oskaloosa Housing Trust Fund Committee regarding home repair/improvement programs that Rural Development offers. He introduced MaryBeth Juergens, Rural Development Housing Specialist, who

had distributed the following three handouts to the committee: Home Repair and Improvement Loans and Grants, Guaranteed Rural Housing Loans and Direct Rural Housing Loans.

Juergens reported that applicants must be 62 years old or older and meet low income requirements. She explained the loan program is for repairs and the grant program is for health and safety issues only. She said Rural Development can partner with OHTF regarding programs.

Schrock asked if frozen water lines qualified and Juergens indicated they did qualify and said they prefer two bids. Juergens said the applicant must own the home, but they can help a contract buyer if a deed is filed. She also noted the brochures she distributed are available on the Rural Development website.

The meeting adjourned at 12:45 p.m.

Minutes by Marilyn Johannes