

HOUSING AND PUBLIC CONSERVATOR ADHOC COMMITTEE MEETING MINUTES

August 11, 2021 - 9:00 a.m.

Howard Male Conference Room

COMMISSIONERS PRESENT: Marty Thomson, Chair
Don Gilmet
Dave Karschnick
Robert Adrian, guest

OTHERS PRESENT: Tammy Sumerix-Bates, Executive Manager
Thea Lucas, Home Improvement Director
Nicki Janish, Public Conservator
Chelsea Wallace, Attorney with The Wallace Firm, PC
Kim Elkie, Board Assistant

INFORMATION ITEM: Mr. Phillip Stosick requested to address the Committee. He was placed on the agenda but did not appear at the meeting.

INFORMATION ITEM: Chelsea Wallace, attorney with The Wallace Firm, outlined for the Committee five mortgages proceeding to foreclosure.

Moved by Commissioner Gilmet with support by Commissioner Karschnick to approve proceeding to foreclosure if no payment is received by August 17, 2021 on five mortgages (#17-2010-V2020; #3-2013-HI; #8-96-HI; #12-98-EM and #24-2016-EM) as presented. Motion carried. The Committee was informed that the Director had halted foreclosure proceedings after receiving minimal payments. Discussion was held with the attorney, Chelsea Wallace, that she is to proceed with processing the foreclosures unless the Chairman of this Committee advises otherwise. (Update: Payment was not received by August 17, 2021; foreclosure proceedings will advance.)

INFORMATION ITEM: Thea Lucas, Home Improvement Director, provided the Committee with an additional list of mortgages on her radar for possible foreclosure.

Moved by Commissioner Karschnick with support by Commissioner Gilmet to approve proceeding to foreclosure on two additional mortgages (#2-2014-HI and #019-14-HI) if no payment is received by August 17, 2021. Motion carried. (Update: Payment was not received by August 17, 2021; foreclosure proceedings will advance.)

INFORMATION ITEM: Ms. Lucas presented the following bills to be paid:

Mileage for Thea: \$ 28.84
Mike Kieliszewski \$480.00

Moved by Commissioner Gilmet and supported by Commissioner Thomson to approve to pay the invoices as presented. Motion carried.

INFORMATION ITEM: Director Lucas submitted new project application #001-20-EM to the NEP Grant for siding and doors at an estimated cost of \$16,875.00, which needs to also include the administrative fee. It was recommended to allow approximately \$15,200.00 for the project in order for the County to break even.

Thea also submitted new project application #002-20-EM for siding and porch steps to the NEP Grant at an estimated cost of \$16,875.00, which needs to also include the administrative fee. It was recommended to allow approximately \$15,200.00 for the project in order for the County to break even.

Moved by Commissioner Gilmet with support by Commissioner Karschnick to move forward on the two applications submitted for NEP Grant, provided all costs are covered by the \$16,875.00 allowance from the grant. Motion carried

INFORMATION ITEM: Discussion was held regarding an invoice the Home Improvement Office received from Straley Lamp & Kranzlein in the amount of \$1,185.00. Ms. Lucas had previously informed the Committee the payment in January 2021 was to cover both the 2019 and 2020 audits. She was advised at that time to obtain this agreement in writing from Phil Straley. Thea advised the Committee in the present day that she previously put the agreement in writing and sent it to Mr. Straley without response.

Moved by Commissioner Gilmet with support by Commissioner Karschnick to table this item until the September meeting of this Committee. Motion carried.

INFORMATION ITEM: Discussion was held regarding potential unspent funds and discrepancies in the amounts that would be owed to the State. After discussion it was decided to table this item for further discussion. The Home Improvement fund does not have adequate funding to support a full-time director. The first step in finding out where funding is at has been requested of Nicki Janish, who has been and will continue working on the program's financial status.

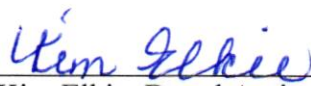
INFORMATION ITEM: Discussion was held regarding Thea Lucas' separation agreement and Home Improvement Services contract, known as a third-party administrator agreement. There was also discussion on Home Improvement funding issues and corrective measures to remedy this situation.

Moved by Commissioner Karschnick with support by Commissioner Gilmet to approve extending the date on the proposed separation agreement and Home Improvement Services contract to September 9, 2021. Motion carried.

Motion to adjourn by Commissioner Gilmet with support by Commissioner Thomson. Motion carried. The meeting adjourned at 11:20 a.m.



Marty Thomson, Chair



Kim Elkie, Board Assistant

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