

# GREAT FALLS LOAN COMMITTEE MINUTES

## January 15, 2015

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### **CALL TO ORDER**

The regular meeting of the Great Falls Loan Committee was called to order by Vice Chairperson Cal Gilbert at 1:25 p.m. in the Housing Authority Board Room, 1500 Chowen Springs Loop.

**PRESENT:** Cal Gilbert, Vice Chairperson, Jim Weber, Commissioner, Jon McCarty, Commissioner, Marquita Ogawa, Commissioner, Dan Price, Commissioner, Mike McCleary, Commissioner.

**ABSENT:** Joseph Boyle, Chairperson

**ALSO PRESENT:** Kevin Hager, Executive Director, Bruce Haman, Rehab Specialist, Cindy Hoscheid, Administrative Assistant

### **NEW BUSINESS**

#### **718 48<sup>th</sup> St S**

Mr. Haman made a presentation outlining the location and condition of the property, the proposed improvements to be made and the cost estimates received by the owner for the improvements. This single family residence is 56 years old. The home is in very good condition, on a good foundation and in a great neighborhood. The owner is requesting new windows and exterior insulation/siding for energy conservation. She currently owes about \$103,000. With the added rehab cost (\$103,000+\$18,748=\$121,758) the home will be at 90% 'loan to value' as per the market analysis. This is a fairly straight forward loan request and the home will still have valuable equity. Upon rehab completion, the home should see a considerable increase in value. Staff recommends: Approve as submitted.

<u>Rehabilitation Items</u>	<u>Cost Estimate</u>
A. New Windows	A. \$ 4,060.00
B. New exterior insulation/siding	B. \$14,298.00
C. New gutters	C. \$ 400.00
Total	\$18,758.00

Commissioner Weber made a motion to approve the recommendation. Commissioner McCarty seconded the motion with unanimous voice approval.

### **620 9<sup>th</sup> Ave S**

Mr. Haman made a presentation outlining the location and condition of the property. The owners would like to add \$12,000 to their current mortgage which is in first position. They are asking the city to subordinate to the refinance. In return, if approved, the owners will start to make the monthly payments back to the city – immediately. Their current city loan is not due for payback until 7/1/2021. They do not want to ‘wrap’ the zero interest loan with the city into the first mortgage if at all possible. Past subordination requests have been denied when adding more debt in front of the city’s deferred rehab loans.

Staff recommends.....the Review Boards recommendation.

Commissioner Weber made a motion to deny the request. Commissioner McCleary seconded the motion with unanimous voice approval.

### **PUBLIC COMMENT**

There being no further business to come before the Board, Commissioner McCleary made a motion to adjourn. Commissioner Weber seconded the motion. The meeting was adjourned by Vice Chairperson Gilbert at 1:50 p.m.

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Cal Gilbert, Vice Chairperson

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Kevin Hager, Secretary