

**City of Royal Oak
Rehabilitation Board of Appeals
Minutes of the regular meeting held on February 23, 2016**

A regular meeting of the Rehabilitation Board of Appeals was held at 7:00 p.m. on Tuesday, February 23, 2016 in Room 309 of City Hall.

Present:
Commissioner Kyle DuBuc
Vice Chairperson John D'Agnillo
Chairperson James Johnson
Rebecca Maas
Carl Stone

Absent:
Marshall Thompson

Staff present:
Debbie Murray, Rehabilitation Finance Officer
Joseph Murphy, Director of Planning

Call to Order

Chairperson Johnson called the meeting to order at 7:05 p.m.

Loan Subordination Request

Case No. L-2477/09

Ms. Murray stated that the applicant requests that the existing rehabilitation loan be subordinated so that the applicant may access capital / equity from a new primary mortgage. The rehabilitation program guidelines do not permit staff to administratively approve such requests. The Board engaged in dialogue with the applicant. The conversation focused on the intended use of the equity and loan-to-value ratios.

Moved by Vice Chairperson D'Agnillo
Supported by Ms. Maas

To approve the subordination request not to exceed \$140,000.

Motion approved 4-2 (Commissioner DuBuc, Chairperson Johnson).

Election of Officers

Moved by Mr. Stone
Supported by Commissioner DuBuc

To elect Jim Johnson as Chairperson.

Motion adopted unanimously.

Moved by Mr. Stone
Supported by Ms. Maas

To elect John D'Agnillo as Vice Chairperson.

Motion adopted unanimously.

Minutes of the December 22, 2015 meeting

Moved by Vice Chairperson D'Agnillo
Supported by Ms. Maas

To approve the minutes of the December 22, 2015 meeting as presented.

Motion adopted unanimously.

Loan Subordination Request

Case No. L/G-2620/13

Ms. Murray stated that the applicant requests that the existing rehabilitation loan be converted to a deferred loan. The rehabilitation program guidelines do not permit staff to administratively approve such requests. Ms. Murray stated that one of the household members recently passed away. Therefore, the household income has significantly decreased.

Moved by Mr. Stone
Supported by Ms. Maas

To approve the request to convert the existing rehabilitation loan to a deferred loan.

Motion approved unanimously.

**Community Development Block Grant (CDBG) program;
review of applications for funding**

Mr. Murphy provided an overview of each application requesting CDBG funding. The Board engaged in conversation with Jason Morgan, Director of the South Oakland Citizens For The Homeless regarding SOCH's application for funding. The Board established preliminary funding levels for the purpose of publishing public notice of the March 22nd meeting.

Adjournment

Moved by Vice Chairperson D'Agnillo
Supported by Ms. Maas

Motion adopted unanimously

The meeting was adjourned at 9:00 p.m.



James C. Johnson, Chairperson



Joseph M. Murphy, Secretary