

ENFIELD LOAN REVIEW COMMITTEE
Regular Meeting
THOMPSONVILLE ROOM / ENFIELD TOWN HALL
820 ENFIELD STREET
Tuesday July 7, 2020
6:00 PM

A Regular Meeting of the Enfield Loan Review Committee was held virtually on Tuesday July 7, 2020.

CALLED TO ORDER

The meeting was called to order at 6:03 pm by Michael Ludwick.

ROLL CALL

Present: Deborah Giddings, Paul Coffey, Mike Ludwick

ALSO PRESENT:

Nelson Tereso, Deputy Director of Economic & Community Development/Staff Liaison
Kristy Koistinen, Accounting Clerk Office of Community Development

The applicants for the First Time Homebuyer Loan Program for 11-13 Alden Ave and their representative from First World Mortgage (FWM) were also virtually present.

ABSENT:

Gina Cekala, Jennifer Casalone

APPROVAL OF MINUTES

A motion was made by Paul Coffey seconded by Michael Ludwick to approve the minutes from February 4, 2020. **The February 4, 2020 minutes were approved, 3-0-0.**

EXECUTIVE SESSION

A motion was made by Paul Coffey to begin Executive Session second by Deborah Giddings at 6:04 pm to discuss the applicants' application. A motion was made by Paul Coffey to end Executive Session at 6:21 pm. No votes or decisions were made. **All in favor, motion carries, 3-0-0.**

NEW BUSINESS

• **11-13 Alden Ave/ First Time Homebuyer**

The applicant and their representative from FWM were present to answer questions. The applicant advised the committee that he and co-applicant (his brother) have been looking for a home in Enfield for a year and found 11-13 Alden Ave that will need repairs. The representative from FWM advised due to the rehab work needed on the property, the closing costs are higher due to the type of 203k rehab loan. The committee members, staff and the representative from FWM discussed the tenant in the bungalow on the property. Paul Coffey advised that per CDBG guidelines, they are unable to displace any current tenants so they will need to make sure the tenant isn't being relocated with the sale. The representative from FWM will look into this and get more information. The bungalow will be scraped and painted due to the peeling paint.

Nelson Tereso stated that the home inspection needs to be completed by a licensed engineer or home inspector and he wanted to confirm that submitted report was both a home inspection report and also a HUD 203k inspection scope of work. The representative from FWM advised the person that completed the inspection is a home inspector, not just an FHA consultant. His job is to find areas of repair that need to be done to the house to make it compliant. Paul Coffey requested the representative from FWM to confirm the inspector's State of Connecticut home inspector license which he confirmed he would do.

Nelson Tereso confirmed the follow up items were the home inspector's license confirmation and the terms of the lease with the tenant in the bungalow and getting information to the Loan Review Committee/Town Staff.

Nelson Tereso addressed the fact that there is currently a lien on the property by the Town for \$25,000 and he wanted to make sure the seller's attorney is aware to make sure the release has been taken care of before the closing. The representative from FWM confirmed that he will check on that and confirm with the seller's attorney. It should come up as an issue when a title search is done and he wants to make sure the liens have been cleared before the purchase.

The applicant thanked the committee for taking the time to hear them and for the opportunity with the program.

This application was for a forgivable loan for \$10,000, the property was located in the Thompsonville area.

A motion was made to vote on the approval of the application, **the First Time Homebuyer application was approved, 3-0-0.**

OLD BUSINESS

- None

COMMITTEE COMMUNICATIONS

Michael Ludwick confirmed that at the previous night's Town Council, Council approved the transfer of about \$75,000 into the First Time Homebuyer account.

Town staff confirmed that the account will have about \$75,000-\$80,000 after the 11-13 Alden Ave payment. The \$25,000 from the lien that will be paid back will go back into the Housing Rehabilitation Loan account. Nelson Tereso advised the Housing Rehabilitation Loan account has about \$40,000 currently and staff submitted a request to the State for additional funding.

ADJOURNMENT

- A motion was made by Paul Coffey, second by Michael Ludwick to adjourn the meeting. The meeting adjourned at 6:43 pm. Deborah Giddings had to leave a few minutes early to attend another meeting. **All in favor, motion carries 2-0-0.**

Submitted by:

Kristy Koistinen, Community Development Accounting Clerk