



Interstate Historic Preservation Trust Fund Advisory Committee

A Revolving Loan & Grant Program for National Register Historic Districts
Impacted by Interstate Construction

MEETING DATE:	Friday, December 7, 2018
TIME:	10:00 AM
LOCATION:	306 E. Jackson Street, Tampa, FL 33602, 5 th Floor Board Room

MINUTES

Committee Present: Bob McDonough and Thom Snelling

Committee Members arriving after Roll Call: Sharon Fox

Staff Present: Dennis Fernandez, Elaine Lund, Ron Wigginton, Marvin Dryden, MaryEllen Vegeto, Denise Papajorgji

Guests: Michelle Eceiza

MEETING WAS CALLED TO ORDER: 10:00 AM

APPROVAL OF THE MINUTES

By unanimous consent the minutes from the June 28, 2017, meeting stand approved.

TRUST ACCOUNT BALANCE

Dennis Fernandez stated for Phase I the available loan balance is \$2,202,980, the available grant balance is \$168,477, and the available matching grant balance is \$76,055. Total available balance for Phase I is \$2,447,512, and for Phase II is \$474,422. All balances are effective as of November 30, 2018.

Sharon Fox arrived at hearing.

UPDATE – on Mortgage Disclosure Policies and Loan Servicer Contract

Thom Snelling – Spoke on the Mortgage Servicing contract with AmeriNet. A new contract is being negotiated and will be finalized soon. It is Thom’s opinion that some of the issues were on our end, and they have been addressed and we can continue to be serviced by AmeriNet under a new contract.

Denise Papajorgji- There has been policies put in place to keep a better handle on the reconciliation process and fee structure. Lines of communication have been opened to more levels of AmeriNet staff and also their Board of Directors.

GRANT PROGRAM – JULY 2018 CYCLE

Applicant: Michelle Ecezia, 2606 N. 13th Street

Staff presented the Advisory Committee with a Power Point presentation for the Grant Application for Michelle Ecezia, for the property located at 2606 N. 13th Street. Staff explained that the site is inside the Ybor City Historic District. The application is complete and does have the adequate submissions and disclosures. The work has not been initiated. The project scope and type of work is consistent with the eligibility requirements of the grant program.

MaryEllen Vegeto – Ms. Ecezia has a loan to value of 48% and her debt to income is 28% and is more than eligible to receive funding.

Michelle Ecezia – The alley side has been redone. The foundation is really where I wanted to start, but the City wanted that side done. I’m currently sanding down the pillars and then will go to the front porch. I went through some really tough times and worked hard to get myself back in a better situation. My plan is to completely and fully rehabilitate this home.

Dennis Fernandez – This program limits applicants if they are requesting funds for a roof to allow replacement with a new metal roof only.

Bob McDonough motioned to approve a grant in the amount of **\$14,500.00** for the property located at **2606 N. 13th Street**. **Sharon Fox** seconded. **Motion passed with a vote of 3-0-0.**

Dennis Fernandez stated that the action today would authorize us to move forward with issuing the grant and getting it approved through City Council.

LOAN PROGRAM – MARCH 2018 CYCLE

Applicant: Michelle Ecezia, 2606 N. 13th Street

Staff presented the Advisory Committee with a Power Point presentation for the Loan Application for Michelle Ecezia, for the property located at 2606 N. 13th Street. This proposed project includes work related to structural stabilization, including new brick piers and sill beam replacement as necessary. The application is complete and does have the adequate submissions and disclosures. The work has not been initiated. The project scope and type of work is consistent with the eligibility requirements of the loan program. We recommend a discussion of the requested terms of the loan. Ms. Ecezia is requesting a 15 year loan, which is quite long for the amount of the loan.

MaryEllen Vegeto – Ms. Ecezia has excellent credit and with the amount being requested she should be fine with her loan to debt ratio.

Bob McDonough motioned to approve a 10 year loan in the amount of **\$16,650.00** for the property located at **2606 N. 13th Street**. **Thom Snelling** seconded. **Sharon Fox** approves with condition that the 10 year term payments are acceptable to the applicant; otherwise, the loan request will be brought back with 15 year term at **January 25, 2019, Public Hearing**. **Motion passed with a vote of 3-0-0.**

(If the loan terms for a 10 year loan is acceptable to Ms. Ecezia, then it will move forward; if she needs a different number of years, then the case will be brought back to the Committee in January.)

REVIEW OF GRANT PROGRAM INCOME LIMITS

Staff stated in 2013, we had a request from a Neighborhood Association to consider changing the income limits from 120% to 150% of median income to qualify for the programs. We have been having difficulty in calculating the 150%, because the highest chart that HUD puts out is a 140% table and we have been discussing this issue over the last couple of years with HCD. We are having some irregularities in determining those limits, and being able to validate them, and have them accepted nationally. I have taken a look at our applications since 2013, and we haven’t had any come in between the 140% and 150% levels. We are coming back to request that we move it to the 140% level. The board asked questions on the data and how the process would be implemented.

Bob McDonough motioned to approve the change from 150% of median income limit to 140% of median income limit. **Sharon Fox** seconded. **Motion passed with a vote of 3-0-0.**

PROJECT COMPLETIONS AND UPDATES:

Grants:

- 917 E. 19th Avenue
- 1305 E. 8th Avenue

Loans:

- 507 E. Park Avenue

NEXT MEETING

The next meeting is scheduled for January 25, 2019, at 9:00 a.m. – Tampa Municipal Office Building (TMOB), 5th Floor Board Room.

NEW BUSINESS:

None submitted.

ADJOURNMENT

Bob McDonough motioned to adjourn the meeting at 10:38 AM.

Thom Snelling seconded. Motion passed with a vote of 3-0-0.

ADDENDUM

On January 3, 2019, Michelle Eceiza accepted the terms of the loan; whereby, the Interstate Historic Preservation Trust Fund loan in the amount of \$16,650 will be scheduled to go before City Council on the February 7, 2019, Public Hearing.