

## Agenda for DCDF Annual Meeting

5:15 p.m., May 18, 2020

City Council Chamber

- I. Call DCDF Annual Meeting to Order
- II. Roll Call
- III. Approval of Minutes
- IV. Unfinished Business
- V. New Business
- VI. Adjournment

**COMMUNITY DEVELOPMENT DEPARTMENT  
MEMORANDUM  
Memo No. 20-18**

**DATE:** May 18, 2020

**TO:** Honorable Mayor Julie Moore Wolfe and City Council

**FROM:** Scot Wrighton, City Manager  
Richelle D. Irons, Interim Director of Community Development

**SUBJECT:** DCDF, Inc., Annual Meeting

**BACKGROUND:** As stated in the March 5, 2001 amendment to the By-Laws of DCDF, Inc., the Directors of the corporation shall be: Mayor, City Manager, City Treasurer, a Department Director of the City of Decatur as appointed by the City Manager and three at-large directors appointed by members who shall serve at the pleasure of the members.

For several years DCDF has been the city organization charged with addressing issues related to affordable housing. Current at-large Directors include: Bishop Glenn Livingston, Tony Wilkins and William Francisco. Bishop Livingston has been a director since the 90's. Tony Wilkins has held a director position since the early 2000's. William Francisco was appointed to the board during FY08/09. These three individuals are all interested in remaining in their current positions as Directors. All 3 are being recommended for reappointment at the May 18<sup>th</sup> City Council meeting.

Past projects for DCDF include: C. Ezra West Townhomes, rehabilitation loans, small business loans, residential demolitions and the Reserve on Lake Shore.

Two properties were donated from Wells Fargo to DCDF, along with a financial incentive to assist with rehabilitation. The properties could be rehabilitated and available for purchase to low-mod income residents.

Current DCDF bylaws call for an annual meeting to be held.

**POTENTIAL OBJECTIONS:** None

**INPUT FROM OTHER SOURCES:** None

**STAFF REFERENCE:** Additional questions can be forwarded to Richelle D. Irons at (217) 424-2864 or e-mail: [riron@decaturil.gov](mailto:riron@decaturil.gov).

**BUDGET & TIME IMPLICATIONS:** None

DCDF MINUTES  
Monday, June 4, 2019

On Monday, June 4, 2019, the Annual DCDF Meeting was held at 5:15 p.m., in the Council Chamber, One Gary K. Anderson Plaza, Decatur, Illinois.

Mayor Julie Moore Wolfe presided; together with her being Council members David Horn, Chuck Kuhle, Pat McDaniel, Rodney Walker, Bill Faber and Lisa Gregory. Mayor Julie Moore Wolfe declared a quorum present.

City Manager Scot Wrighton attended the meeting as well.

The minutes of the May 21, 2018 DCDF Annual Meeting were presented. Councilman Pat McDaniel moved the minutes be approved as written, seconded by Councilwoman Lisa Gregory, and on call of roll, Council members David Horn, Chuck Kuhle, Pat McDaniel, Rodney Walker, Bill Faber, Lisa Gregory and Mayor Moore Wolfe voted aye. Mayor Julie Moore Wolfe declared the motion carried.

With there being no Unfinished Business or New Business, Councilman Pat McDaniel moved the Annual DCDF Meeting be adjourned; seconded by Councilwoman Lisa Gregory, and on call of the roll, Council members David Horn, Chuck Kuhle, Pat McDaniel, Rodney Walker, Bill Faber, Lisa Gregory and Mayor Moore Wolfe voted aye. Mayor Moore Wolfe declared the Council meeting adjourned at 5:20 p.m.

Approved \_\_\_\_\_  
Kim Althoff  
City Clerk

# DCDF INC., FINANCIAL STATEMENT

April 30, 2020

## BALANCE SHEET HIGHLIGHTS:

Cash and Investments (Fund 82)	140,837.25
DCDF Loans Receivable	216,110.50

## OPERATING STATEMENT:

	<u>Budget</u>	<u>Month</u>	<u>Year to Date</u>
<b>Revenues:</b>			
Interest Income	-	5.77	279.55
Demolition Payments	-	-	200.00
Loan Repayment	18,000	1,352.03	8,024.02
Total Revenue	<u>18,000</u>	<u>1,357.80</u>	<u>8,503.57</u>
<b>Expenses:</b>			
Postage	50	-	0.53
Legal Services	500	-	-
Recording Fees	50	-	10.00
Contractual Services	6,500	-	2,960.75
Office Supplies	50	-	-
CDBG Program Income	1,500	85.32	2,957.18
Tax & Insurance Payments	7,500	-	324.00
Home Purchase Program	138,850	-	-
Total Expenses	<u>155,000</u>	<u>85.32</u>	<u>6,252.46</u>
Beginning Fund Balance			138,586.14
<b>Net Income (Loss)</b>		<u>1,272.48</u>	<u>2,251.11</u>
Ending Fund Balance			<u>140,837.25</u>

# DCDF, INC. Delinquency Report

April 2020

Loan Number	Current Balance	Monthly Payment	Paid Thru Date	Last Pmt. Submitted	Last Payment	Payments in 2020 made
#1091	\$34,157.90	\$200.00	9/24/11	2/23/18	\$200.00	0
#9042	\$909.28	\$ 41.66	06/01/14	3/16/16	\$1400.00	0

## DCDF, Inc. Loans

Loan 1091-321 W. Sawyer: Client has not made a payment since February 2018...The real estate taxes were paid out of escrow in the amount of \$518.28 in 2018 for 2017 taxes...We paid the 2018 real estate taxes in June 2019 in the amount of \$519.86. This leaves the Escrow with a negative balance of \$-412.02. **\*\*According to water billing, there has not been water on at this home since July 21, 2019. It appears that no one is living in the home, and there has been no response to the letters we have sent her.\*\***

Loan 9042-2290 E. Division: The Customer passed away February 2015.The family made a payment of \$1,400.00 in March 2016. Collection efforts continue with the family. \*DCDF, Inc offered this client 2 settlement offers in August 2017: pay \$500 and we will forgive the remainder of the loan or sign the home over to DCDF, inc and the remaining balance will be forgiven. I have attempted to contact the Client by phone and mail and have not received a response. **\*\*This home is also vacant. No water has been on since August 2016\*\***