

**MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC**

**REGULAR MEETING
WEDNESDAY, AUGUST 16, 2023**

**City/County Government Center, Meeting Room A
7:30 a.m.**

1. Kolstad called the meeting to order at 7:30 a.m. The meeting was held in Room A of the City County Government Center, 160 South Macy Street, Fond du Lac, Wisconsin.

2. Roll Call

Keith Heisler
Brian Kolstad
Michelle Ludtke
Anne Pierce

Michelle Angell (excused)
Jeff Hayes (excused)
Mike King (excused)

Arndt declared a quorum present

Staff in attendance:

Dyann Benson, Director of Community Development
Merry Arndt, Community Development Specialist

Others in attendance:

None

3. Approval of Minutes

- A. Open Minutes from the Regular Meeting of July 19, 2023

Ludtke made a motion to approve the minutes of the Regular meeting on July 19, 2023, seconded by Pierce. Motion Carried.

4. New Business

- A. Approval of Financial Statement

- (1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

Heisler made a motion to approve the Redevelopment Authority Monthly Financial Statement as presented, seconded by Ludtke. Motion Carried.

B. Update on the Low or Moderate Income (LMI) Census Tract and Blocks

Benson reported that the City of Fond du Lac has been provided with an update of the LMI census tract and blocks which is used for the Community Development Block Grant Program. The City of Fond du Lac's Target area is determined by the household income of census block groups based on Census Bureau information. The target area consist of those block groups that have at least 51% or more of LMI households.

C. Action Regarding the Warming Shelter

Benson reported that the Salvation Army has indicated that they will no longer operate the warming shelter. There are community conversations underway for identifying an alternative solution for a warming shelter. Benson stated that in preparation and anticipation of a solution, staff is seeking consideration to allocate funds towards physical improvements to any space identified as a new location for a warming shelter. The funds would be used solely for the purpose of the building itself.

Heisler made a motion to approve allocating funds up to \$35,000 towards physical improvements associated with a new warming shelter location. Pierce seconded the motion and the roll call vote was as follows: Heisler, aye; Kolstad, aye; Pierce, aye; Ludtke, abstained. Motion Carried.

D. Discussion Regarding Post Rehabilitation Appraisal Policy

Benson reviewed the post rehabilitation appraisal policy. Benson stated any changes to the manual would be brought before the RDA for action.

E. Adjourn to Closed Session

Heisler made a motion to adjourn to closed session. Ludtke seconded the motion and the roll call was as follows: Heisler, aye; Kolstad, aye; Ludtke, aye; Pierce, aye. Motion Carried.

F. Reconvene into Open Session Immediately Upon Conclusion of the Closed Session

Heisler made a motion to reconvene into open session. Pierce seconded the motion and the roll call vote was as follows: Heisler, aye; Kolstad, aye; Ludtke, aye; Pierce, aye. Motion Carried.

G. Resolution 23-08 – A Resolution Approving the Residential Rehabilitation Loan Under the Community Development Block Grant Program and/or HOME Program

Pierce made a motion to approve Resolution No. 23-08; seconded by Ludtke. Motion Carried.

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H. Correspondence - None

5. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:08 a.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist

**MINUTES
REDEVELOPMENT AUTHORITY OF THE
CITY OF FOND DU LAC**

**WEDNESDAY, AUGUST 16, 2023
CLOSED SESSION**

Roll Call

Keith Heisler
Brian Kolstad
Michelle Ludtke
Anne Pierce

Michelle Angell (excused)
Jeff Hayes (excused)
Mike King (excused)

Arndt declared a quorum present

Staff in attendance:

Dyann Benson, Director of Community Development
Merry Arndt, Community Development Specialist

Others in attendance:

None

One loan being considered for approval under the CDBG and/or HOME Program was reviewed. Benson provided an update on Loan No. 23.02. Benson also discussed a potential rehabilitation investment and a homestead opportunity property.

Respectfully submitted,

Merry Arndt
Community Development Specialist