

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

**REGULAR MEETING
WEDNESDAY, APRIL 17, 2024**

**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

Present

Absent

Michelle Angell
Jeff Hayes
Keith Heisler
Brian Kolstad
Michelle Ludtke

Ann Pierce (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 and Closed Minutes from the Regular Meeting of March 20, 2024

Heisler made a motion to approve the minutes of the Redevelopment meeting on March 20, 2024, seconded by Hayes. Motion Carried.

4. New Business

- A. Approval of Financial Statement

(1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

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

B. Verbal Update on Homestead Opportunity Program – 103 3rd Street

Benson reported that the property at 103 3rd Street had been purchased for the Homestead Opportunity Program. The property had previously been used as four studio apartments. The plan was to convert the home into a single family residence for a low-moderate income family. Benson shared that the bids for the project came in at \$543,000. Benson stated that this was not a feasible option and that another option may be razing the property and replacing it with a prebuilt home. Benson concluded that she will bring this back for further discussion once a path has been identified.

C. Discussion Regarding Multifamily Collaboration Project

Benson reported that she is currently working with the owner of the property at 92 Forest Avenue. This property has been a problem property in the City. Benson stated that she has started having monthly meetings with the owner to help get the building into compliance. Benson reported that progress is being made with the owner replacing windows and that the outside of building is starting to be painted. Benson also reported that the owner has paid some arrears owed to the City for back dated bills.

Benson stated staff is asking for funding of \$15,000 to place cameras in this area to help with neighborhood issues.

It was the consensus of the RDA to move forward to provide this funding.

D. Adjourn to Closed Session

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

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

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

F. Resolution 24-06 – A Resolution Approving the Residential Rehabilitation Loan Under the Community Development Block Grant Program and/or HOME Program

Hayes made a motion to approve Resolution No. 24-06, seconded by Angell. Motion Carried.

5. Correspondence – None

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6. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:00 a.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist

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REDEVELOPMENT AUTHORITY OF THE
CITY OF FOND DU LAC**

**REGULAR MEETING
WEDNESDAY, APRIL 17, 2024
CLOSED SESSION**

Roll Call

Present

Absent

Michelle Angell
Jeff Hayes
Keith Heisler
Brian Kolstad
Michelle Ludtke

Ann Pierce (excused)

Arndt declared a quorum present

Staff in attendance:

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

Others in attendance:

None

A loan being considered for approval under the CDBG and/or HOME Program was reviewed.
Also discussed was an economic development opportunity.

Respectfully submitted,

Merry Arndt
Community Development Specialist