

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

**REGULAR MEETING**  
**WEDNESDAY, MAY 15, 2024**

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

1. Benson 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 (excused @ 7:55 a.m.)  
Keith Heisler  
Brian Kolstad  
Michelle Ludtke  
Ann Pierce

None

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 April 17, 2024

Heisler made a motion to approve the minutes of the Redevelopment meeting on April 17, 2024, seconded by Kolstad. Motion Carried.

4. New Business

- A. Election of Officers

- (1) Chairperson

Heisler made a motion to nominate Brian Kolstad as Chairperson of the Redevelopment Authority (RDA) of the City of Fond du Lac, seconded by Pierce. Motion Carried.

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(2) Vice-Chairperson

Pierce made a motion to nominate Jeff Hayes as Vice-Chairperson of the RDA, seconded by Angell. Motion Carried.

B. Approval of Financial Statement

(1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

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

C. Verbal Update on Homestead Opportunity Program – 103 3<sup>rd</sup> Street

Staff provided an update on potential disposition options for the property.

D. Adjourn to Closed Session

Ludtke 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; Pierce, aye. Motion Carried.

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

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

F. Resolution 24-08 – 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 24-08, seconded by Angell. Motion Carried.

G. Action on Request for Subordination – Loan No. 23.02

Ludtke made a motion to approve the request for Subordination of Loan No. 23.02 with conditions. Seconded by Angell. Motion Carried.

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H. Resolution No. 24-07 A Resolution Authorizing a Development Agreement with Leb Properties LLC for the Redevelopment of the Property at 21 4<sup>th</sup> Street

Benson provided the RDA with an Economic Development opportunity for the property located at 21 4<sup>th</sup> Street.

Heisler made a motion to approve Resolution No. 24.07, seconded by Angell. Motion Carried.

5. Correspondence – None

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:16 a.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist