

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.

REDEVELOPMENT AUTHORITY MINUTES

May 15, 2024

Page 2

(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 3rd 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.

REDEVELOPMENT AUTHORITY MINUTES

May 15, 2024

Page 3

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

Benson provided the RDA with an Economic Development opportunity for the property located at 21 4th 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

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

**REGULAR MEETING
WEDNESDAY, MAY 15, 2024
CLOSED SESSION
7:30 a.m.**

Roll Call

Present

Absent

Michelle Angell	None
Jeff Hayes (excused @ 7:55 a.m.)	
Keith Heisler	
Brian Kolstad	
Michelle Ludtke	
Ann Pierce	

Arndt declared a quorum present

Staff in attendance:

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

Others in attendance:

None

Two loans being considered for approval under the CDBG and/or HOME Program was reviewed. Also discussed was a request for subordination along with an economic development opportunity.

Respectfully submitted,

Merry Arndt
Community Development Specialist