

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC  
REGULAR MEETING  
WEDNESDAY, AUGUST 21, 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 S Macy Street, Fond du Lac, Wisconsin.

2. Roll Call

Present

Absent

Michelle Angell  
Jeff Hayes  
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 July 17, 2024

Heisler made a motion to approve the minutes of the regular meeting on July 17, 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.

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

**REDEVELOPMENT AUTHORITY MINUTES**

August 21, 2024

Page 2

**B. Funding Request for Domestic Violence Shelter Sewer Lateral**

Benson reviewed that the Redevelopment Authority has received a request to assist with cost overruns at the Domestic Violence Shelter operated by Solutions Center for sewer lateral repair in the amount of \$12,000.

Hayes made a motion to approve funding to the Domestic Violence Shelter for sewer lateral repair in the amount of \$12,000. Heisler seconded the motion and the roll call vote was as follows: Angell, aye; Hayes, aye; Heisler, aye; Kolstad, aye; Pierce, aye; Ludtke, abstain. Motion Carried.

**C. Update on Homestead Opportunity Program (HOP) – Gillett Street**

Benson reported that she had been informed that the property at 175 Gillett Street was in foreclosure and that it was going to be sold at the Sheriff's Sale on July 23, 2024. The Redevelopment Authority was able to purchase the property. This property will be rehabbed and sold as part of the Homestead Opportunity Program.

**D. Adjourn To Closed Session**

Ludtke made a motion to adjourn to closed session. Angell 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**

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; Pierce, aye. Motion Carried.

**F. Resolution 24-10 – A Resolution Approving the Residential Rehabilitation Loan Under the Community Development Block Grant Program and/or HOME Program**

Heisler made a motion to approve Resolution No. 24-10, adding that a \$25,150 grant would be provided towards replacing the asbestos siding for loan number 24.05, Ludtke seconded the motion and the roll call vote was as follows: Angell, aye; Heisler, aye; Kolstad, aye; Ludtke, aye; Pierce, aye; Hayes, nay. Motion Carried.

**G. Action on Potential Loan Applicant Which Does Not Meet Housing Rehabilitation Loan Program Guidelines**

Hayes made a motion to approve the continued processing of this loan application, seconded by Angell. Motion Carried.

**5. Correspondence – None**

**REDEVELOPMENT AUTHORITY MINUTES**

August 21, 2024

Page 3

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:11 a.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

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

**REGULAR MEETING  
WEDNESDAY, AUGUST 21, 2024  
CLOSED SESSION  
7:30 a.m.**

Roll Call

Present

Absent

Michelle Angell  
Jeff Hayes  
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

One loan being considered for approval under the CDBG/HOME Program was reviewed. Also discussed was a loan applicant which does not meet Housing Rehabilitation Loan Program Guidelines. Further discussed was the opportunity to purchase a property for blight elimination.

Respectfully submitted,

Merry Arndt  
Community Development Specialist