

**MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC
REGULAR MEETING
TUESDAY, JANUARY 08, 2025**

**City/County Government Center, Meeting Room A
5:00 p.m.**

1. Kolstad called the meeting to order at 5:00 p.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

Michelle Angell
Keith Heisler
Brian Kolstad
Michelle Ludtke
Ann Pierce

Absent

Jeff Hayes (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 November 12, 2024

Heisler made a motion to approve the minutes of the Regular meeting on November 12, 2024, seconded by Angell. 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 Heisler. Motion Carried.

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B. Resolution No. 25-01 A Resolution Authorizing the Allocation of the PY2024 Community Development Block Grant (CDBG) Funding from Public Facilities to Fondy Food Pantry

Ludtke made a motion to approve Resolution No. 25-01, seconded by Angell. Motion Carried.

C. Citizen Participation – CDBG Public Hearing

Kolstad opened the Public Hearing at 5:05 p.m.

- (1) Review and Approve the Annual Action Plan and the List of Estimated Allocations to Proposed Projects for PY 2025

Project Description		Proposed Allocation
a.	Owner Occupied Housing Rehabilitation Loans (1-4 Unit Structures)	\$ 220,000.00
b.	Renter Occupied Housing Rehabilitation Loans (1-4 Unit Structures)	\$ -
c.	Rehabilitation Program Administration	\$ 55,000.00
d.	Homestead Opportunity Program	\$ 85,000.00
e.	Blight Elimination	\$ 51,000.00
f.	Public Facilities	\$ 63,000.00
g.	Public Services	\$ 70,000.00
j.	Warming Shelter	\$ 20,000.00
l.	Undesignated	\$ 18,000.00
m.	Administration	\$ 118,000.00
Total		\$ 700,000.00

Benson reviewed that the development of the Annual Action Plan requires two public hearings each year to gain citizen input on the Community Development Block Grant (CDBG) Program. The first public hearing occurred in November to identify needs within the community.

Benson stated that the second public hearing is to approve the proposed Annual Action Plan based upon the identification of needs within the community from the November public hearing.

Benson stated that the PY2025-estimated allocation is \$480,000. Entitlement funds will be budgeted with program income of approximately \$220,000 for a projected budget of \$700,000.

Benson further reviewed that the appropriate for the U.S. Department of Housing and Urban Development's (HUD) FY2025 has not been determined yet. She reviewed that if the City's allocation is less than anticipated each activity will be proportionately decreased. If the allocation is more than anticipated the Homestead Opportunities, Public Facilities and Blight Elimination activities will be increased.

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Benson then reviewed the estimated allocations to the proposed PY2025 projects. The proposed AAP include continuation of the Housing Rehabilitation Loan Program. Homestead Opportunity Program Blight Elimination, Homeless Shelter Utility Assistance, Warming Shelter, Public Facilities, and Public Service.

After three calls for public comment, Kolstad closed the Public Hearing at 5:18 p.m.

D. Resolution No. 25-02 A Resolution Approving the 2025 Annual Plan for Investing Community Development Block Grant Funds

Heisler made a motion to approve Resolution No. 25-02, seconded by Pierce. Motion Carried.

E. Adjourn to Closed Session

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

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

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

G. Resolution No. 25-03 – A Resolution Approving the Residential Rehabilitation Loan Under the Community Development Block Grant Program and/or HOME Program

Ludtke made a motion to approve Resolution No. 25-03, seconded by Heisler. Motion Carried.

5. Correspondence - None

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 5:26 p.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist

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

**TUESDAY, JANUARY 08, 2025
CLOSED SESSION**

Roll Call

Present

Absent

Michelle Angell
Keith Heisler
Brian Kolstad
Michelle Ludtke
Ann Pierce

Jeff Hayes (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.

Respectfully submitted,

Merry Arndt
Community Development Specialist