

**MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC
REGULAR MEETING
TUESDAY, NOVEMBER 12, 2024**

**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 South Macy Street, Fond du Lac, Wisconsin.

2. Roll Call

Present

Michelle Angell
Jeff Hayes (arrived at 5:02 p.m.)
Keith Heisler
Brian Kolstad
Michelle Ludtke

Absent

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:

Donna Richards, 121 N National Avenue, Fond du Lac

3. Approval of Minutes

- A. Open Minutes from the Regular Meeting of September 18, 2024

Heisler made a motion to approve the minutes of the Regular meeting on September 18, 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.

Heisler made a motion to approve the Redevelopment Authority monthly financial statement as presented; seconded by Hayes. Motion Carried.

B. Public Hearing Needs Assessment the 2025 Annual Action Plan

Kolstad opened the Public Hearing at 5:02 p.m.

(1) Review of progress on past projects

Benson provided a verbal update on past projects.

(2) Identification of total potential funds

Benson reviewed the potential PY2025 funding projects. The projected allocation is \$480,000 in Entitlement funds and will be budgeted with program income of approximately \$220,000 for a total estimated budget of \$700,000.

(3) National Objectives and Eligible CDBG Activities

- a. Economic Development
- b. Public Facilities
- c. Housing
- d. Public Services
- e. Projects having particular urgency in the community
- f. Other Real Property

(4) Presentation of housing and community development needs identified by staff and community partner for PY2025.

Benson reviewed the eligible activities and needs identified by the community partners. Benson indicated that City staff will continue to collect information on community needs for the next 30 days. She stated that to meet US Department of Housing & Urban Development (HUD) submitted guideline that the second Public Hearing will be held in January for the review and approval of the PY2025 Annual Action Plan. She also reviewed that Public Service projects are limited by program guideline to 15% of grant funding.

(5) Community Development Needs Identified by the Public

Donna Richards conveyed her support for consideration of tiny homes and other opportunities to expand housing.

There were no additional comments from the public. Benson reviewed that public may offer comments in person or by submitting written comments over the next 30 days.

Kolstad closed the Public Hearing at 5:16 p.m. after three calls for public comment.

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C. Project Updates

- Food Hall
- 103 3rd Street
- Homeless Services
- Hamilton Park

Benson provided a verbal update on the current projects.

D. Correspondence

Benson stated that the regular scheduled Redevelopment Authority (RDA) meeting for December will be cancelled. She further stated that staff will be polling members to determine the date for the January 2025 Public Hearing.

5. Motion to Adjourn

The Authority adjourned by unanimous consent at 5:20 p.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist