

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC  
REGULAR MEETING  
TUESDAY, JANUARY 7, 2020**

**City/County Government Center, Meeting Room D  
5:30 p.m.**

1. Teletzke called the meeting to order at 5:30 p.m. The meeting was held in Room D of the City County Government Center, 160 South Macy Street, Fond du Lac, Wisconsin.

2. Roll Call

Present

Richard Ewald  
Jeff Hayes  
Kay Miller  
Ann Pierce  
Doug Teletzke  
Joe Truesdale

Absent

Mike King (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 19, 2019

Ewald made a motion to approve the minutes of the regular meeting of November 19, 2019, 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.

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

**B. Community Development Block Grant (CDBG) Public Hearing**

Teletzke opened the Public Hearing at 5:35 p.m.

- (1) Review and Approve the Annual Action Plan and the List of Estimated Allocations to Proposed Projects for PY 2020

	<b>Project Description</b>	<b>Proposed Allocation</b>
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	\$ 75,000.00
e.	Blight Elimination	\$ 51,000.00
f.	Public Facilities	\$ 63,000.00
g.	Public Services	\$ 45,000.00
j.	Warming Shelter	\$ 20,000.00
l.	Undesignated	\$ 53,000.00
m.	Administration	\$ 98,000.00
n.	Fair Housing	\$ 20,000.00
	<b>Total</b>	\$ 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 (AAP) based upon the identification of needs within the community from the November public hearing.

Benson stated that the PY2020 estimated allocation is \$450,000. Entitlement funds will be budgeted with program income of approximately \$250,000, for a projected budget of \$700,000.

Benson further reviewed that the appropriation for the U.S. Department of Housing and Urban Development's (HUD) PY2020 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.

Benson then reviewed the estimated allocations to the proposed PY2020 projects. The proposed AAP includes continuation of the Housing Rehabilitation Loan Program; Homestead Opportunity Program; Blight Elimination; Homeless Shelter Utility Assistance; Warming Shelter; Public Facilities; and Public Services.

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Benson explained funding for Public Services will be changed due to how HUD is administering this component of the program.

Teletzke closed the Public Hearing at 5:45 p.m. after three calls for public comment.

C. Resolution No. 20-01 – A Resolution Approving the 2020 Annual Plan for Investing Community Development Block Grant Funds

Pierce made a motion to approve Resolution No. 20-01; seconded by Hayes. Motion Carried.

D. Adjourn to Closed Session

Truesdale made a motion to adjourn to closed session. Pierce seconded the motion and the roll call vote was as follows: Ewald, aye; Hayes, aye; Miller, aye; Pierce, aye; Teletzke, aye; Truesdale, aye. Motion Carried.

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

Hayes made a motion to reconvene into open session. Ewald seconded the motion and the roll call vote was as follows: Ewald, aye; Hayes, aye; Miller, aye; Pierce, aye; Teletzke, aye; Truesdale, aye. Motion Carried.

F. Action on Potential Economic Development Opportunities

Hayes made a motion to approve moving forward with the Economic Development opportunity at West Division Street, seconded by Truesdale. Motion Carried.

G. Action on Terms of Loan No. 99.31

Truesdale made a motion to approve adjusting the terms of Loan No. 99-31, seconded by Pierce. Motion Carried.

H. Action on Request for Subordination – Loan Nos. 12.07 & 17.13

Ewald made a motion to approve the request for Subordination of Loan Nos. 12.07 & 17.13; seconded by Hayes. Motion Carried.

I. 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 Pierce and the roll call vote was as follows: Hayes, aye; Miller, aye; Pierce, aye; Teletzke, aye; Truesdale, aye; Ewald, abstain. Motion Carried.

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5. Correspondence – None

6. Motion to Adjourn

The Authority adjourned by a unanimous consent at 6:25 p.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

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REGULAR MEETING  
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CITY OF FOND DU LAC**

**TUESDAY, JANUARY 7, 2020  
CLOSED SESSION**

Roll Call

Present

Richard Ewald  
Jeff Hayes  
Kay Miller  
Ann Pierce  
Doug Teletzke  
Joe Truesdale

Absent

Mike King (excused)

Arndt declared a quorum present

*Staff in attendance:*

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

*Others in attendance:*

None

Discussed a potential Economic Development opportunity. Also discussed was a loan application which does not meeting Housing Rehabilitation Loan Program Guidelines, the terms of Loan No. 99.31, and a Subordination Request.

Respectfully submitted,

Merry Arndt  
Community Development Specialist