

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC**  
**REGULAR MEETING**  
**WEDNESDAY, MARCH 17, 2021**

**City/County Government Center, Meeting Room A**  
**7:30 a.m.**

1. Teletzke 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

Richard Ewald  
Jeff Hayes  
Mike King  
Kay Miller  
Anne Pierce  
Doug Teletzke (virtual)  
Joe Truesdale (virtual)

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 January 12, 2021

Ewald made a motion to approve the minutes of the Regular meeting on January 12, 2021, 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 King. Motion Carried.

**B. Report of Fair Housing Services – Quarterly Report**

Benson reviewed that in June 2018, the RDA approved a Subrecipient Agreement with the Metropolitan Milwaukee Fair Housing Council (MMFHC) to provide Fair Housing Services. As an Entitlement community within the CDBG Program, the City is required to undertake certain efforts to promote, or affirmatively further, fair housing. Fair housing services provided by the Fair Housing Council include enforcement; education and outreach; fair lending and research/analysis of affordable housing opportunities. Benson reviewed MMFHC's report for the Quarter ending on December 31, 2020.

Benson reviewed their Annual Report for the period of October 1, 2020 through December 31, 2020.

**C. Resolution No. 21-03 A Resolution Authorizing the “Write-Off” of Uncollectible Loans**

Benson reviewed that the City Comptroller's office has requested the Redevelopment Authority (RDA) to “write-off” for accounting purposes three (3) loan accounts. Most of these loans involved mortgage foreclosures brought by the first mortgage holder and/or bankruptcy. She reviewed that some have already been sold at a sheriff's sale, but that the proceeds were insufficient to fully satisfy the RDA's mortgage balance.

Benson stated that these write-offs will not jeopardize any future CDBG funding. However, it will result in less funding in the revolving loan fund account.

Hayes made a motion to approve Resolution No. 21.03; seconded by Ewald. Motion Carried.

**D. Discussion Regarding Investment Ratios for Housing Rehabilitation**

Benson explained that there are potential applicants that meet the income, asset and home value requirements for the program and have limited equity that exceeds the value of the work items to be undertaken. However, the applicants also have work that needs to be done on the home that exceeds the value of the property itself. For example, a property that has a fair market value that is \$75,000 with a work scope estimated at approximately \$90,000. The majority of the cost is associated with lead based paint remediation.

The RDA discussed the importance of the Housing Rehabilitation Loan Program is to help provide assistance to low and moderate income homeowners to help them maintain their properties so that they can live in a safe and healthy environment. Therefore, the RDA recommend that staff updates the Housing Rehabilitation Loan Program Guideline and Procedures Manual. It will be presented to the RDA at the April meeting for review and adoption.

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E. Resolution No. 21-04 A Resolution Authorizing a Mortgage Extension to SunStarr, LLC for Brookside Senior Village

Benson reviewed that in the fall of 2006, SunStarr developed Brookside Senior Village, a 24-unit senior affordable housing development located at 245 Brooke Street. The housing development was developed through an allocation of tax-credits from WHEDA and has proved to be a successful and welcome addition to the neighborhood.

Benson stated that the Redevelopment Authority assisted in this redevelopment by providing Brookside Senior Village, LLC a loan of \$75,000.00 for assistance with land acquisition costs. The loan is due on October 23, 2021.

Benson further stated that the first mortgage on the property has a maturity date of December 21, 2022 and carries a significant penalty for early repayment. As such, Sunstarr is requesting that the maturity date of the loan with the Redevelopment Authority be extended to December 31, 2022 to match the maturity date of the first mortgage.

King made a motion to approve Resolution No. 21-04; Hayes seconded the motion and the roll call vote was as follows: Ewald, aye; Hayes, aye; King, aye; Miller, aye; Pierce, aye; Teletzke, aye; Truesdale, abstain. Motion Carried.

F. Adjourn to Closed Session

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

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

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

H. Resolution No. 21-05 – A Resolution Approving the Residential Rehabilitation Loan Under the Community Development Block Grant Program and/or HOME Program

Hayes made a motion to approve Resolution No. 21-05; adding that the cost for the lead water service lateral for loan number 21.05 would be a grant; seconded by King and the roll call vote was as follows: Ewald, aye; Hayes, aye; King, aye; Miller, aye; Pierce, aye; Teletzke, aye; Truesdale, aye. Motion Carried.

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5. Correspondence -None

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:00 a.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

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REDEVELOPMENT AUTHORITY OF THE  
CITY OF FOND DU LAC**

**WEDNESDAY, MARCH 17, 2021  
CLOSED SESSION**

Roll Call

Richard Ewald  
Jeff Hayes  
Mike King  
Kay Miller  
Anne Pierce  
Doug Teletzke (virtual)  
Joe Truesdale (virtual)

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 and/or HOME Program was reviewed.

Respectfully submitted,

Merry Arndt  
Community Development Specialist