

MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC
REGULAR MEETING
WEDNESDAY, JUNE 16, 2021

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

1. Benson called the meeting to order at 7:35 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

Present

Richard Ewald
Jeff Hayes
Mike King
Kay Miller
Anne Pierce
Joe Truesdale

Absent

Doug Teletzke (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 April 21, 2021

Truesdale made a motion to approve the minutes of the Regular meeting on April 21, 2021, seconded by Hayes. Motion Carried.

4. New Business

- A. Election of Officers

- (1) Chairperson

Ewald made a motion to nominate Anne Pierce as Chairperson of the Redevelopment Authority (RDA) of the City of Fond du Lac, seconded by King. The roll call was as follows: Ewald, aye; Hayes, aye; King, aye; Miller, aye; Pierce, aye; Truesdale, aye. Motion Carried.

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(2) Vice-Chairperson

Truesdale made a motion to nominate Doug Teletzke as Vice-Chairman of the RDA, seconded by King. The roll call was as follows: Ewald, aye; Hayes, aye; King, aye; Miller, aye; Pierce, aye; Truesdale, aye. Motion Carried.

B. Approval of Financial Statement

(1) Redevelopment Authority Monthly Financial Statements

Benson reviewed the monthly financial statement.

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

C. Update on 326 South Seymour Street – Homestead Opportunity Program

Benson gave a verbal update on the property located at 326 South Seymour Street. The project was funded with Community Development Block Grant (CDBG) funds. Benson stated that the property was listed for \$90,000 and that there is an offer on the property. Benson reported that staff is processing verifications on the individual who has submitted the offer. The purchaser must meet the County Medium Income (CMI) limit requirement of 80% or below to be eligible. Benson indicated that the closing will take place after proceeding with income verifications to confirm that the buyer meets all necessary requirements.

D. Action on COVID19 and Pandemic Related Policies and Procedure

Benson reviewed that at the September 6, 2020 meeting the Redevelopment Authority (RDA) approved an update to the Housing Rehabilitation Loan Program Manual related to policies for managing the program during the COVID19 pandemic. Since the adoption of the policies, all demographics eligible for vaccinations have been provided access to them. CDC guidelines have continued to update their recommendations along with state and federal requirements and guidelines.

Staff requested direction from the RDA on whether the current policies for managing the program should remain in place. If the RDA determines that the stricter procedures are no longer required due to the current status of COVID19 cases in the community, staff would still wear a mask if requested to do so by a client or potential applicant. Staff would also continue to send the closing documents to them in advance as that has been beneficial overall. If CDC guidelines or other requirements change, staff would bring these policies back to the RDA.

King made a motion to suspend the pandemic related polices, seconded by Truesdale. Motion Carried.

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E. Adjourn to Closed Session

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

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

Truesdale 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; Truesdale, aye. Motion Carried.

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

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

H. Action on Loan No. 21-01

No action was taken and staff will provide an update at a future meeting.

I. Program Updates Consolidated Plan

Benson reviewed that within the next few months the Redevelopment Authority (RDA) meeting will be a Public Hearing for the review and approval of the 2022-2026 Consolidated Plan and the PY2022 Annual Action Plan and list of allocations to the proposed projects.

5. Correspondence -None

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:15 a.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist

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

**WEDNESDAY, JUNE 16, 2021
CLOSED SESSION**

Roll Call

Present

Richard Ewald
Jeff Hayes
Mike King
Kay Miller
Anne Pierce
Joe Truesdale

Absent

Doug Teletzke (excused)

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. Also reviewed was a loan applicant which does not meeting Housing Rehabilitation Loan Program Guidelines.

Respectfully submitted,

Merry Arndt
Community Development Specialist