

**MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC
REGULAR MEETING
WEDNESDAY, AUGUST 18, 2021**

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

1. Pierce 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

Present

Richard Ewald
Jeff Hayes
Kay Miller
Anne Pierce

Absent

Doug Teletzke (excused)
Joe Truesdale (excused)
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:

Louise Gudex, Fond du Lac City/County Housing Authority Executive Director

3. Approval of Minutes

- A. Open and Closed Minutes from the Regular Meeting of July 21, 2021

Ewald made a motion to approve the minutes of the Regular meeting on August 18, 2021, seconded by Hayes. Motion Carried.

4. New Business

- A. Approval of Financial Statements

- (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

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B. Update on Acquisition of Homestead Opportunity Property (HOP) – 103 3rd Street

Benson reported that the property at 103 3rd Street was purchased for \$75,000 for the Homestead Opportunity Program (HOP). Benson stated that she will be touring the property in the near future to see what options are available for the rehabilitation of this property based on the feedback provided by the RDA.

C. Action on Request to Subordinate for Calumet Apartment

Benson reported that in 2000, the Housing Authority acquired the Calumet Apartments and assumed a mortgage that the Redevelopment Authority had with the previous owners. The Housing Authority considered and approved the purchase of the Calumet Apartments at the request of the City. The previous owners had a \$220,455 loan through the Redevelopment Authority.

This mortgage still remains and repayments has been deferred due to other debt and financial responsibilities of the property. The Housing Authority is refinancing their existing debt and is requesting the RDA to subordinate the existing mortgage.

One of the goals of the Community Development Block Grant Program (CDBG) is support public housing. The subordination of the RDA's mortgage as part of the refinancing would continue the ongoing partnership between the RDA and Housing Authority to serve low and moderate income residents in the community.

The Calumet Apartments have been entirely rehabilitated and the Housing Authority is an excellent property manager and community partner. The Redevelopment Authority's investment is being well maintained and is an asset to the River Park Neighborhood (Hamilton Park Neighborhood)

Hayes made a motion to approve the Subordination for the Calumet Apartment; seconded by Ewald. Motion Carried.

D. Resolution No. 21-08 – A Resolution Authorizing the Development Agreement for Brooke Street Lofts

Hayes made a motion to approve Resolution No. 21-08; seconded by Miller. Motion Carried.

E. Adjourn to Closed Session

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

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F. 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; Miller, aye; Pierce, aye. Motion Carried.

G. Resolution No. 21-09 – A Resolution Approving the Residential Rehabilitation Loan Under the Community Development Block Grant Program and/or HOME Program

Ewald made a motion to approve Resolution No. 21-09 adding that the cost for the water lead water service for loan number 21-01 would be a grant, seconded by Hayes. Motion Carried.

H. Action on Potential Economic Development Opportunity

There was general support amongst members for moving forward with the Economic Development opportunities that were discussed in closed session. Items can be brought back at a later date to provide additional details and any necessary approvals.

5. Correspondence -None

6. Motion to Adjourn

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

Respectfully submitted,

Merry Arndt
Community Development Specialist

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

**WEDNESDAY, AUGUST 18, 2021
CLOSED SESSION**

Roll Call

Present

Richard Ewald
Jeff Hayes
Kay Miller
Anne Pierce

Absent

Doug Teletzke (excused)
Joe Truesdale (excused)
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

Benson discussed potential Economic Development opportunities.

Respectfully submitted,

Merry Arndt
Community Development Specialist