

**MINUTES
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC
REGULAR MEETING
TUESDAY, JANUARY 18, 2022**

**City/County Government Center, Meeting Room A
5:00 p.m.**

1. Pierce 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

Richard Ewald
Jeff Hayes
Kay Miller
Anne Pierce
Doug Teletzke (virtual)

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 December 01, 2021

Ewald made a motion to approve the minutes of the Regular meeting on December 01, 2021, seconded by Miller. 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 Ewald. Motion Carried.

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B. Citizen Participation – CDBG Public Hearing

Pierce opened the Public Hearing at 5:05 p.m.

(1) Review and Approve Proposed New Consolidated Plan, 2022-2026

Benson reviewed the 5-year 2022-2026 Consolidated Plan for future projects. She also indicated that each year an Annual Plan is prepared that outlines more specific projects for that year. The Public Hearing notices were published in the Action Advertiser on November 14, 2021 and on January 2, 2022. In addition, the notices were posted on the City’s web-site. Benson stated that after a 30-day comment period, the Consolidate plan and the Annual Plan will be forwarded to (HUD) U.S. Department of Housing and Urban Development for approval.

(2) Review and Approve the Annual Action Plan and the List of Estimated Allocations to Proposed Projects for PY 2022

Project Description	Proposed Allocation
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	\$ 100,000.00
e. Blight Elimination	\$ 51,000.00
f. Public Facilities	\$ 63,000.00
g. Public Services	\$ 70,000.00
j. Warming Shelter	\$ 20,000.00
l. Undesignated	\$ 53,000.00
m. Administration	\$ 118,000.00
Total	\$ 750,000.00

Benson reviewed that the development of the Annual Action Plan requires two public hearing each year to gain citizen input on the Community Development Block Grant (CDBG) Program. The first public hearing occurred in December to identify needs within the community.

Benson stated that the second public hearing is to approve the proposed Annual Action Plan based upon the identification of needs within the community from the December public hearing.

Benson stated that the PY2022 estimated allocation is \$500,000. Entitlement funds will be budgeted with program income of approximately \$220,000 for a projected budget of \$720,000.

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Benson further reviewed that the appropriate for the U.S. Department of Housing and Urban Development's (HUD) FY2022 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 PY2022 projects. The proposed AAP include continuation of the Housing Rehabilitation Loan Program, Homestead Opportunity Program, Blight Elimination, Homeless Shelter Utility Assistance, Warming Shelter, Public Facilities, and Public Service.

(3) Public Hearing on Reallocation of CARES Funding CV1 from Housing Rehab Loan Mortgage Relief to Homeless Assistance

Benson reviewed that on June 24, 2020 funding was allocated for Coronavirus Aid, Relief and Economic Security (CARES) Act funding in the amount of \$335,496.

Benson stated that a portion of the funding was designated for the Housing Rehab Loan Mortgage Assistance Program in the amount of \$50,000 and to the Salvation Army for the Warming Shelter in the amount of \$80,000.

Benson further stated that COVID poses the greatest challenge to those experiencing homelessness and that due to the COVID outbreak and loss of staff at the Salvation Army Warming Shelter additional means were taken to meet the needs of the homeless along with the staffing issues at the Salvation Army Warming Shelter. At the same time, there has not been a need for the funding that was designated for the Housing Rehab Loan Mortgage Assistance program.

After three calls for public comment, Pierce closed the Public Hearing at 5:20 p.m.

C. Resolution No. 22-01 A Resolution Approving the 2022-2026 Consolidated Plan for Investing Community Development Block Grant (CDBG) Funds

Hayes made a motion to approve Resolution No. 22-01, seconded by Miller. Motion Carried.

D. Resolution No. 22-02 A Resolution Approving the 2022 Annual Plan for Investing Community Development Block Grant Funds

Ewald made a motion to approve Resolution No. 22-02, seconded by Hayes. Motion Carried.

E. Resolution No. 22-03 A Resolution Approving the Reallocation of CARES Funding CV1 from Housing Rehab Loan Mortgage Relief to Homeless Assistance

Hayes made a motion to approve Resolution No. 22-03, seconded by Miller, Motion Carried.

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F. Update on Homestead Opportunity Program

286 S. Marr Street

Benson gave a verbal update on the property located at 286 S Marr Street. The project was funded with Community Development Block Grant (CDBG) funds. Benson stated that the property was listed for \$115,000 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.

147 Sheboygan Street

The property at 147 Sheboygan Street was acquired from Fond du Lac County's In Rem proceedings. The property will be used for the Homestead Opportunity Program.

G. Adjourn to Closed Session – **The RDA did not meet in closed session.**

(a) Potential Economic Development Opportunity

5. Correspondence - None

6. Motion to Adjourn

The Authority adjourned by a unanimous consent at 5:35 p.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist