

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC  
REGULAR MEETING  
WEDNESDAY, AUGUST 17, 2022**

**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

Absent

Michelle Angell  
Jeff Hayes  
Keith Heisler  
Mike King  
Brian Kolstad  
Michelle Luedtke  
Anne Pierce

Arndt declared a quorum present

*Staff in attendance:*

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

*Others in attendance:*

Louise Gudex, Executive Director, Housing Authority of the City of Fond du Lac

3. Approval of Minutes

- A. Open Minutes from the Regular Meeting of May 18, 2022

Kolstad made a motion to approve the minutes of the Regular meeting on May 18, 2022, seconded by Hayes. Motion Carried.

4. New Business

- A. Introduction of New Members

Benson introduced new members, Michelle Luedtke and Keith Heisler to the current members of the Redevelopment Authority.

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**B. Approval of Financial Statements**

- (1) Redevelopment Authority Monthly Financial Statement
- (2) Economic Development Revolving Loan Fund (EDRLF) Quarterly Report, Dated, June 30, 2022.

Benson reviewed the Monthly Financial Statement and the Economic Development Revolving Loan Fund Quarterly Report, Dated June 30, 2022.

King made a motion to approve the Redevelopment Authority Monthly Financial Statement and the Quarterly Report of the Economic Development Revolving Loan Fund dated, June 30, 2022 as presented, seconded by Hayes. Motion Carried.

**C. Discussion and Action Regarding Winter Indoor Market Project**

Benson reviewed that the Downtown Fond du Lac Partnership (DFP) would like to offer an indoor public market in one of the vacant spaces within the downtown. The DFP is requesting \$12,000 to cover the costs of the building and utilities. All additional costs would be the responsibility of the DFP.

Benson stated that the indoor market would run from October through March. The indoor market would offer a winter farmer's market on Saturdays and holiday gift markets, pop up events/vendors the rest of the week. The intent of the indoor public market would be to grow small businesses/vendors into a bricks and mortar location. The DFP would require participating vendors to adhere to the operating hours of the market to ensure consistent and attractive operations for the public.

Heisler made a motion to commit \$12,000 in EDRLF funds to subsidize the cost of the indoor public market subject to submittal of a detailed operating plan and an executed agreement; seconded by Angell. Motion Carried.

**D. Resolution No. 22-08 – A Resolution Approving the Donation of 299 Western Avenue**

King made a motion to approve Resolution No. 22-08; seconded by Hayes. Motion Carried.

**E. Resolution No. 22-09 – A Resolution Approving the Reallocation of Funds from Housing Rehabilitation Loan Program to Economic Development**

Kolstad made a motion to approve Resolution No. 22-09; seconded by King. Motion Carried.

**F. Resolution No. 22-10 – A Resolution Approving Funding in Partnership with the Housing Authority of the City of Fond du Lac**

Angell made a motion to approve Resolution No. 22-10; seconded by Heisler. Motion Carried.

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G. Adjourn to Closed Session

Luedtke made a motion to adjourn to closed session. Hayes seconded the motion and the roll call vote was as follows: Angell, aye; Hayes, aye; Heisler, aye; King, aye; Kolstad, aye; Luedtke, aye; Pierce, aye. Motion Carried.

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

Hayes made a motion to reconvene into open session. Heisler seconded the motion and the roll call vote was as follows: Angell, aye; Hayes, aye; Heisler, aye; King, aye; Kolstad, aye; Luedtke, aye; Pierce, aye. Motion Carried.

I. Resolution No. 22-11 – A Resolution Approving the Residential Rehabilitation Loan Under the Community Development Block Grant Program and/or HOME Program

Kolstad made a motion to approve Resolution No. 22-11; seconded by Heisler. Motion Carried.

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

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

K. Correspondence - None

5. Motion to Adjourn

The Authority adjourned by a unanimous consent at 8:10 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 17, 2022  
CLOSED SESSION**

Roll Call

Present

Absent

Michelle Angell  
Jeff Hayes  
Keith Heisler  
Mike King  
Brian Kolstad  
Michelle Luedtke  
Anne Pierce

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 meet Housing Rehabilitation Loan Program Guidelines.

Respectfully submitted,

Merry Arndt  
Community Development Specialist