

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

**REGULAR MEETING**  
**WEDNESDAY, OCTOBER 18, 2023**

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

1. Kolstad 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

<u>Present</u>	<u>Absent</u>
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Michelle Angell	None
Jeff Hayes	
Keith Heisler	
Brian Kolstad	
Michelle Ludtke	
Ann Pierce	

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 Minutes from the Regular Meeting of September 20, 2023

Ludtke made a motion to approve the minutes of the Regular meeting on September 20, 2023, seconded by Angell. 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 Heisler. Motion Carried.

(2) Warming Shelter Update

Benson provided an update on the Warming Shelter and renovations for the years 2023 and 2024. Benson further stated that the shelter will be open starting November 15, 2023.

B. Discussion Regarding the Homestead Opportunity Program Eligibility Requirements

Benson requested input from the RDA regarding asset limitations as it relates to the Housing Rehabilitation Loan Program versus the Homestead Opportunity Program. Benson explained that in addition to income eligibility requirements, there are also asset limitations to be eligible for the programs. Assets refers to checking, savings, investments and other real estate that may be owned in part or outright by the applicant. The purpose of the asset limitations is to ensure that program funding is allocated to those that do not have access to other resources to undertake rehabilitation projects, like a new roof or furnace, such as traditional bank financing or utilizing their savings.

With the Homestead Opportunity Program, which creates homebuyer opportunities for income eligible households, applicants are required to obtain a mortgage through a lender. More than likely, the lender is using their assets as a basis for determining their mortgage approval. It appears that requiring the same asset limitation for the Homestead Opportunity Program as for the Housing Rehabilitation Loan Program may be counter-intuitive to the needs for the applicant to secure a mortgage.

RDA discussed the differences and intents between the two programs. RDA recommended that the asset limitation be set higher for both programs as encouraging savings and financial investment, such as a retirement plan, should not be penalized. RDA directed staff to return with proposed changes to the asset limitations at an upcoming meeting for formal action by the RDA.

C. Adjourn to Closed Session

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

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

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

E. Resolution 23-10 – 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. 23-10; adding that the cost for the lead water service lateral for loan number 23.06 would be a grant, seconded by Pierce. Motion Carried.

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5. Correspondence

A. November Redevelopment Authority Meeting, Public Hearing for Needs Assessment

Benson stated that the November Redevelopment Authority (RDA) meeting will be a Public Hearing for the Needs Assessment Public Hearing as part of the PY2024 Annual Action Plan. The Public Hearing is scheduled for Tuesday, November 14, 2023 at 5:00 p.m.

6. Motion to Adjourn

The Authority adjourned by a unanimous consent at 8:05 a.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

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

**WEDNESDAY, OCTOBER 18, 2023  
CLOSED SESSION**

Roll Call

Present

Absent

Michelle Angell  
Jeff Hayes  
Keith Heisler  
Brian Kolstad  
Michelle Ludtke  
Ann Pierce

None

Arndt declared a quorum present

*Staff in attendance:*

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

*Others in attendance:*

None

Two loans being considered for approval under the CDBG and/or HOME Program were reviewed. Benson also discussed the potential property acquisition negotiations.

Respectfully submitted,

Merry Arndt  
Community Development Specialist