

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC  
REGULAR MEETING  
WEDNESDAY, AUGUST 20, 2025**

**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 S Macy Street, Fond du Lac, Wisconsin.

2. Roll Call

Present

Michelle Angell  
Albert Curl  
Jeff Hayes  
Keith Heisler  
Brian Kolstad  
Michelle Ludtke

Absent

None

Arndt declared a quorum present

*Staff in attendance:*

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

*Others in attendance:*

None

3. Introduction of New Member

Benson introduced Albert Curl of Bank First as the newest member of the Redevelopment Authority.

4. Approval of Minutes

A. Open and Closed Minutes from the Regular Meeting of July 16, 2025

Hayes made a motion to approve the minutes of the Regular meeting of July 16, 2025, seconded by Heisler. Motion Carried.

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5. 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 Angell. Motion Carried

B. Discussion Regarding Multifamily Collaboration Project

Benson reported that the Parish School Apartment Lofts at 63 E Merrill Avenue are looking at having cameras installed to help alleviate issues that are resulting in police calls.

Management is asking the Redevelopment Authority for financial assistance to help install cameras in both the common area and exterior to promote a safe environment.

Benson stated that the cost of installing the cameras would be \$29,000. Benson proposed that the Redevelopment Authority fund between \$18,000 - \$20,000 and that the management would be responsible for the remaining amount.

It was the consensus of the RDA to move forward to provide this funding.

C. Adjourn to Closed Session

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

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

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

E. Resolution 25-09 – 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. 25-09; seconded by Ludtke. Motion Carried.

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

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

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G. Action on Disposition of Property

Heisler made a motion to approve the disposition of property at 147 Sheboygan Street to DJ A.M.B. LLC for the consideration of \$1.00, seconded by Angell. Motion Carried.

6. Correspondence

Benson reported that although she has submitted all documentation to meet the required timeliness test to the U.S. Department of Housing and Urban Development (HUD) they have not returned the 2026 Grant Agreement.

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:03 a.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

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

**WEDNESDAY, AUGUST 20, 2025  
CLOSED SESSION**

Roll Call

Present

Absent

Michelle Angell  
Albert Curl  
Jeff Hayes  
Keith Heisler  
Brian Kolstad  
Michelle Ludtke

None

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 HOME Program was reviewed. Also reviewed was a loan applicant which does not meet Housing Rehabilitation Loan Program guidelines. Further discussed was the disposition of property.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC  
SPECIAL MEETING  
THURSDAY, AUGUST 28, 2025**

**City/County Government Center, Meeting Room A  
7:45 a.m.**

1. Kolstad called the meeting to order at 7:45 a.m. The meeting was held in Room A of the City/County Government Center, 160 S. Macy Street, Fond du Lac, Wisconsin.

2. Roll Call

Present

Michelle Angell  
Albert Curl  
Jeff Hayes  
Keith Heisler  
Brian Kolstad

Absent

Michelle Ludtke (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. New Business

- A. Resolution No. 25-10 – A Resolution Authorizing the Sale of Property – 147 Sheboygan Street

Heisler made a motion to approve Resolution No. 25-10, Angell seconded the motion, and the vote was as follows: Angell, aye; Curl, aye; Heisler, aye; Kolstad, aye; Hayes, abstain. Motion Carried.

- B. Discussion Regarding Multifamily Collaboration Project

Benson reported that a property on Forest Avenue has currently been listed for sale. Benson stated that this property has had repeated call for service and that the current owner has been issued multiply citations. Staff is looking to partner with a developer/investor to see if the property can become compliant with city regulation and an asset to the neighborhood.

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4. Motion to Adjourn

The Authority adjourned by unanimous consent at 7:53 a.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist