

**MINUTES  
REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC  
REGULAR MEETING  
WEDNESDAY, SEPTEMBER 16, 2015**

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

1. Teletzke called the meeting to order at 7:30 a.m. The meeting was held in Room D of the City/County Government Center, 160 S. Macy Street, Fond du Lac, Wisconsin.

2. Arndt called the roll

Present

Absent

Richard Ewald  
Mary Gilles  
Karyn Merkel  
Anne Pierce  
Doug Teletzke

Terry Hansen-Beno (excused)

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 August 19, 2015

Ewald made a motion to approve the minutes of the regular meeting of August 19, 2015; seconded by Merkel. Motion Carried.

4. New Business

- A. Approval of Financial Statements

(1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

Pierce made a motion to approve the Redevelopment Authority's monthly financial statement; seconded by Giles. Motion Carried.

B. Memorandum of Understanding for Lead Based Paint Testing Services – Housing Authority

Benson reviewed that the Fond du Lac Housing Authority owns and manages the Rosalind Apartments at 15 North Marr Street. The property contains 135 one bedroom units. The U.S. Department of Housing and Urban Development is requiring lead based paint testing be performed on the property.

Housing rehabilitation projects funded through Community Development Block Grant (CDBG) Program must comply with HUD's lead based paint regulations. The Rehabilitation Specialist is certified by the State of Wisconsin to conduct lead based paint testing. In addition, the Redevelopment Authority (RDA), in partnership with the Fond du Lac County Health Department, owns the XRF equipment used to conduct such testing.

The Housing Authority is an important community partner and serves the same target population as the CDBG Program. It is reasonable that the RDA and Housing Authority would support each other in their efforts to improve housing and quality of life for low-and-moderate income persons.

Merkel made a motion to approve the Memorandum of Understanding for the Lead Based Paint Testing Services for the Housing Authority; seconded by Ewald. Motion Carried.

C. Resolution No. 15-17 - A Resolution Authorizing the Allocation of the PY2015 Community Development Block Grant (CDBG) Funding from Homestead Opportunity

Benson explained that each year Fond du Lac County takes title to tax delinquent properties and the Redevelopment Authority (RDA) is offered an opportunity to acquire the property for the cost of the delinquent taxes.

The property is located at 437 E. 2<sup>nd</sup> Street and the proposed acquisition cost is \$3,500. The property would be donated to Habitat for Humanity as a future build site for a homeownership opportunity for a low-and-moderate income based household.

Ewald made a motion to approve Resolution No. 15-17; Seconded by Pierce. Motion Carried.

D. Verbal Update on United States Department of Housing and Urban Development Monitoring

Benson reviewed that on August 31, 2015 and September 1, 2015 she met with U.S. Department of Housing and Urban Development (HUD) for annual monitoring. The monitoring visit went well and HUD will submit a follow-up letter summarizing their findings.

E. Adjourn to Closed Session

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

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

Merkel made a motion to reconvene into open session. Ewald seconded the motion and the roll call was as follows: Ewald, aye; Gilles, aye; Merkel, aye; Pierce, aye; Teletzke, aye. Motion Carried.

G. Resolution No. 15-18 - A Resolution Approving the Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME program

Gilles made a motion to approve Resolution No. 5-18; Seconded by Pierce. Motion Carried.

5. Next Meeting Date for Public Hearing

Benson reviewed that the Redevelopment Authority typically holds two Public Hearings each CDBG program year. The first Public Hearing is held for the CDBG needs assessment. The second Public Hearing will be for review and approval of the proposed PY 2016 Annual Plan and projects.

Staff will be contacting RDA members to determine a date in October for the Public Hearing.

6. Correspondence

None

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7. Motion to Adjourn

The Authority adjourned at 8:05 a.m.

Respectfully submitted

Merry Arndt  
Community Development Specialist

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

**WEDNESDAY, SEPTEMBER 16, 2015  
CLOSED SESSION**

Present

Richard Ewald  
Mary Gilles  
Karyn Merkel  
Anne Pierce  
Doug Teletzke

Absent

Terry Hansen-Beno (excused)

Staff in attendance:

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

Others in attendance:

None

Two loans are being considered for approval under the CDBG and/or HOME Program was reviewed.

Respectfully submitted,

Merry Arndt  
Community Development Specialist