

MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING WEDNESDAY, MARCH 19, 2014

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

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

2. Wegner called the roll

Present

Absent

Richard Ewald
Greg Giles
Mary Gilles
Anne Pierce
Karyn Merkel
Doug Teletzke
Leo Udee

None

Wegner declared a quorum present

Staff in attendance:

Dyann Benson, Redevelopment Planner
Debbie Wegner, Community Development Specialist

Others Present:

3. Approval of Minutes

A. Open and Closed Session Minutes from the Regular Meeting of February 19, 2014

Merkel made a motion to approve the minutes of the regular meeting of February 19, 2014; seconded by Ewald. Motion carried.

4. New Business

A. Approval of Financial Statements

1. Redevelopment Authority Monthly Financial Statement – February 2014

Wegner reviewed the monthly financial statement.

Udee made a motion to approve the Redevelopment Authority (RDA) monthly financial statement as presented; seconded by Gilles. Motion carried.

B. Review Progress on Past Projects – CAPER

Benson reviewed PY 2013, PY 2012, PY2011 and PY2010 open projects and the progress to date.

C. Report on Fair Housing Services – Quarterly Report

Benson reviewed that in June 2013, the RDA approved a Subrecipient Agreement with the Metropolitan Milwaukee Fair Housing Council (MMFHC) to provide Fair Housing Services. As an Entitlement community within the CDBG Program, the City is required to undertake certain efforts to promote, or affirmatively further, fair housing. Fair housing services provided by MMFHC include enforcement; education and outreach; fair lending; research/analysis of affordable housing opportunities and technical assistance to City staff. Benson reviewed MMFHC's report for the Quarter ending on January 31, 2014.

D. Action on Economic Development Loan Fund (EDRLF) – Public Facilities Activity

Benson reviewed that the Economic Development Revolving Loan Fund (EDRLF) has a program balance of approximately \$920,000. She stated that these funds have typically been used to provide loans to new and expanding businesses that facilitate low-and-moderate income job creation or retention. She reviewed that in addition to business loans, EDRLF funds may be used for public facilities projects that foster economic development.

Benson reviewed that the Fond du Lac County Economic Development Corporation (FCEDC) has been administrating this program since July 2010. However, since that date there has been very little loan activity. As such, staff is proposing to allocate \$200,000 in EDRLF funds towards eligible public facilities projects that would foster economic development.

Staff is working with Public Works and Engineering to identify eligible projects. Once projects are identified staff will return to the RDA for specific project approval.

Udee made a motion to commit \$200,000 in EDRLF funds towards eligible public facilities projects; seconded by Pierce. Motion carried.

E. Verbal Report on Proposed Retlaw Theater Project

Benson reviewed the proposed redevelopment of the Retlaw Theater and adjoining property. The property has been substantially vacant for a number of years and has started to deteriorate. The proposal includes office space on the first floor along with some retail space on the corner of Main Street and Sheboygan Street. Ten (10) market rate apartments are proposed for the second and third floors ranging in size from 900 to 1700 square feet. Wempners' School of Dance can remain at their current location. The theater itself will be razed along with the two (2) theaters that were added on to create a multiplex. The portion of the building along Main Street would remain and restored to its historic character.

Benson stated that the City Council has authorized staff to submit an application for the Community Development Investment Grant Program to the Wisconsin Economic Development Corporation (WEDC) to assist with the project. The demolition of the theater and exterior improvements to the building will require review and approval by the Historic Preservation Commission.

F. Adjourn into Closed Session

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

G. Reconvene into Open Session

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

H. Resolution No. 14-09 – A Resolution Approving Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Programs

Giles made a motion to approve Resolution No. 14-09; seconded by Udee. Motion carried.

I. Resolution No. 14-10 – A Resolution Approving Grant Funding for Delinquent Real Estate Taxes Under the Housing Cost Reduction Initiative (HCRI) Program

Gilles made a motion to approve Resolution No. 14-10; seconded by Udee. Motion carried.

J. Action on Review of Loan Application Which Does Not Meet Housing Rehabilitation Loan Program Guidelines

Ewald made a motion to deny the continued processing of this loan application due to amount of collections; seconded by Giles. Motion carried.

K. Resolution No. 14-11 – A Resolution Authorizing a Deed in Lieu of Foreclosure for Uncollectible Loans

Merkel made a motion to approve Resolution No. 14-11; seconded by Giles.
Motion carried.

5. Correspondence

None

6. Other Matters as are Authorized by Law

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:37 a.m.

Respectfully submitted,

Debbie Wegner
Community Development Specialist

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

**WEDNESDAY, MARCH 19, 2014
CLOSED SESSION**

Present

Absent

Richard Ewald
Gregg Giles
Mary Gilles
Ann Pierce
Karyn Merkel
Doug Teletzke
Leo Udee

None

The Chairman declared a quorum present.

Staff in attendance:

Dyann Benson, Redevelopment Planner
Debbie Wegner, Community Development Specialist

One loan being considered for approval under the CDBG and/or HOME Program was reviewed. Also discussed was a loan applicant who was requesting assistance under the HCRI Program for delinquent real estate taxes. A loan application which does not meet Housing Rehabilitation Loan Program Guidelines and a Deed in Lieu of Foreclosure were also reviewed.

Respectfully submitted,

Debbie Wegner
Community Development