

MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING WEDNESDAY, MAY 21, 2014

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

1. Benson 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
Karyn Merkel
Anne Pierce
Doug Teletzke

Wegner declared a quorum present

Staff in attendance:

Dyann Benson, Redevelopment Planner
Debbie Wegner, Community Development Specialist

Others Present:

None

3. Approval of Minutes

A. Open and Closed Session Minutes from the Regular Meeting of April 16, 2014

Ewald made a motion to approve the minutes of the regular meeting of April 16, 2014; seconded by Merkel. Motion carried.

4. New Business

A. Election of Officers

1. Chairman

Merkel made a motion to nominate Doug Teletzke as Chairman of the Redevelopment Authority (RDA) of the City of Fond du Lac; seconded by Ewald. Motion carried.

2. Vice Chairman

Merkel made a motion to nominate Richard Ewald as Vice Chairman of the RDA; however Ewald declined the nomination.

Merkel made a motion to nominate Anne Pierce as Vice Chairman of the RDA; seconded by Ewald. Motion carried.

Benson indicated that an application to serve on the RDA will be reviewed at next Wednesday's City Council Meeting. She stated that the individual will replace Leo Udee who completed his term. Benson reviewed that this will be Gregg Giles' last meeting.

B. Approval of Financial Statement

1. Redevelopment Authority Monthly Financial Statement – April 2014

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

C. CDBG Funding Request – Public Service – Boys & Girls Club – Project Learn

Benson indicated that the Boy & Girls Club has submitted a Community Development Block Grant (CDBG) funding request for their new program, Project Learn. This program is designed to provide an additional support system for those children that experience a gap in their educational skills. She stated that children who live in poverty often score 24% less proficient in essential courses compared to children who are not living in poverty. The Project Learn Program provides after-school homework assistance and tutoring to help eliminate that gap.

Benson reviewed that as part of the PY2013 and PY2014 Annual Action Plan, the Help at Home Program was allocated \$7,500 in CDBG funding for each program year. To date they have not expended any of the PY2013 CDBG funding, nor have they made any progress towards achieving their goals. She recommended that the PY2014 funding should be reallocated to this activity where the funds would be utilized and benefit the community.

D. Resolution No. 14-13 – A Resolution Authorizing the Reallocation of the PY2014 Community Development Block Grant (CDBG) Funding From Help at Home to Project Learn

Pierce made a motion to approve Resolution No. 14-13; seconded by Giles. Motion carried.

E. Verbal Update on NSP Activity – 237 E. 9th Street

Benson reviewed that the RDA authorized the purchase of this tax foreclosed property at the August 2013 meeting. She indicated that after the rehabilitation of the property had been started, it was determined work is needed to address basement water encroachment; there are issues with the sewer lateral under the basement floor and the drive way.

She stated that Neighborhood Stabilization (NSP) funding and CDBG funding were being used for the rehabilitation of this property. Benson reviewed that the NSP program provides funding assistance for the revitalization of neighborhoods blighted by foreclosure. The City received the original NSP grant funding through a partnership with ADVOCAP, Inc. She indicated that the RDA has been approved for additional NSP funds in the amount of \$15,000 to assist with the work items listed above.

Benson indicated that the rehabilitation of the property is nearly complete and the property will be listed for sale by a qualified realtor by the end of June. She reviewed that NSP Program Guidelines require this property to be sold to a household which falls at or below 50% of the Fond du Lac County Median Income limit based on family size.

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. Motion carried.

G. Reconvene into Open Session

Giles made a motion to reconvene into open 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. Motion carried.

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

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

I. Action on Review of Loan Application Which does not Meet Housing Rehabilitation Loan Program Guidelines

Merkel made a motion to approve the continued processing of this loan application, seconded by Ewald. Motion carried.

J. Action on Review of Loan Application Which does not Meet Housing Rehabilitation Loan Program Guidelines

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

5. Correspondence

None

6. Other Matters as are Authorized by Law

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:24 a.m.

Respectfully submitted,

Debbie Wegner
Community Development Specialist

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

**WEDNESDAY, MAY 21, 2014
CLOSED SESSION**

Present

Absent

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

Wegner 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 were two loan applications which do not meet Housing Rehabilitation Loan Program Guidelines and Loan No. 00.24 which no longer complies with Housing Rehabilitation Loan Program Guidelines.

Respectfully submitted,

Debbie Wegner
Community Development