

MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING TUESDAY, DECEMBER 15, 2015

City/County Government Center, Meeting Room D
5:30 p.m.

1. Teletzke called the meeting to order at 5:30 p.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
Terry Hansen-Beno
Karyn Merkel
Danyel Moyle
Doug Teletzke

Anne Pierce (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. Approval of Minutes

- A. Open and Closed Minutes from the Regular Meeting of November 10, 2015

Ewald made a motion to approve the minutes of the regular meeting of November 10, 2015; seconded by Merkel. Motion Carried.

4. New Business

- A. Approval of Financial Statement

- (1) Redevelopment Authority Monthly Financial Statement

Arndt reviewed the monthly financial statement for November, 2015.

Hansen-Beno made a motion to approve the monthly financial statement; seconded by Moyle. Motion Carried.

- B. Community Development Block Grant (CDBG) Public Hearing

- (1) Review and Approve the Annual Action Plan and the List of Estimated Allocations to Proposed Projects for PY 2016

RDA Minutes

December 15, 2015

Page 2

Project Description	Proposed Allocation
a. Owner Occupied Housing Rehab	\$ 200,000
b. Rehabilitation Administration/Project Delivery	\$ 50,000
c. Renter Occupied Housing Rehab	\$ -
d. Homestead Opportunity Program	\$ 40,000
e. Blight Elimination	\$ 40,000
f. Public Facilities	\$ 30,000
g. Boys & Girls Club- Project Learn	\$ 5,000
h. Boys & Girls Club - Parkside	\$ 20,000
h. Mentoring Program	\$ 5,000
i. Dental Care Assistance	\$ 10,000
j. Solutions Center - Utility Assistance	\$ 10,800
k. Solutions Center- Extended Hours	\$ 5,000
l. Undesignated	\$ 56,200
m. Administration (20%)	\$ 98,000
n. Fair Housing	\$ 20,000
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	\$ 590,000

Benson reviewed that the development of the Annual Action Plan requires two public hearings each year to gain citizen input on the Community Development Block Grant (CDBG) Program. The first public hearing occurred in November to identify needs within the community.

Benson stated that the second public hearing is to approve the proposed Annual Action Plan based upon the identification of needs within the community from the November public hearing. The public hearing notice was published in the Action Advertiser on Sunday, November 29, 2015. In addition, the notice was posted on the City's web site.

Benson stated that the PY2016 estimated allocation is \$450,000. Entitlement funds will be budgeted with program income of approximately \$120,000, for a projected budget of \$590,000.

Benson further reviewed that the appropriation for the U.S. Department of Housing and Urban Development's (HUD) FY2016 has not been determined yet. She reviewed that if the City's allocation is less than anticipated each activity will be proportionately decreased. If the allocation is more than anticipated the Homestead Opportunities, Public Facilities and Blight Elimination activities will be increased.

Benson then reviewed the estimated allocations to the proposed PY2016 projects. She is proposing continuation of the Housing Rehabilitation Loan Program; Homestead Opportunity Program; Blight Elimination; Homeless Shelter Utility Assistance; Warming Shelter Extended Hours; Boys & Girls Club Project Learn; Dental Care Assistance Program and Mentoring.

Funding levels for PY2016 for Public Service activities remain at the same levels as PY2015.

RDA Minutes

December 15, 2015

Page 3

After three calls for public comment, Teletzke closed the Public Hearing at 5:40 p.m.

C. Resolution No. 15-20 – A Resolution Approving the 2016 Annual Action Plan for Investing Community Development Block Grant (CDBG) Funds

Merkel made a motion to approve Resolution No. 15-20. Ewald seconded the motion and the roll call vote was as follows: Ewald, aye; Hansen-Beno aye; Merkel, aye; Moyle, aye; Teletzke, aye. Motion Carried.

D. Verbal Update on Homestead Opportunity Project – 18 South Butler Street

Benson gave a verbal update on the Homestead opportunity project located at 18 South Butler Street stating that staff had made an offer on the property and that it had been accepted. This project will be funded by CDBG and NSP funds.

E. Adjourn into Closed Session

Hansen-Beno made a motion to adjourn to closed session. Ewald seconded the motion and the roll call vote was as follows: Ewald, aye; Hansen-Beno, aye; Merkel, aye; Moyle, aye; Teletzke, aye. Motion Carried.

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

Ewald made a motion to reconvene into open session. Merkel seconded the motion and the roll call vote was as follows: Ewald, aye; Hansen-Beno, aye; Merkel, aye; Moyle, aye; Teletzke, aye. Motion Carried.

G. Resolution No. 15-21 - A Resolution Approving the Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME program

Hansen-Beno made a motion to approve Resolution No. 15-21; seconded by Moyle. Motion Carried.

H. Action on Request for Subordination – Loan No. 12.14

Merkel made a motion to approve the request for Subordination Loan No. 12.14; seconded by Hansen-Beno. Motion Carried.

5. Correspondence

Benson stated that the January Redevelopment Authority (RDA) meeting will be held at its regular scheduled date and time of January 20, 2016 at 7:30 a.m.

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 6:00 p.m.

RDA Minutes

December 15, 2015

Page 4

Respectfully submitted

Merry Arndt
Community Development Specialist

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

**TUESDAY, DECEMBER 15, 2015
CLOSED SESSION**

Present

Richard Ewald
Terry Hansen-Beno
Karyn Merkel
Danyel Moyle
Doug Teletzke

Absent

Anne Pierce (excused)

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/or HOME Program was reviewed. Also discussed was a request for Subordination – Loan No. 12.14.

Respectfully submitted

Merry Arndt
Community Development Specialist