

MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING WEDNESDAY, MAY 18, 2016

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

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

2. Arndt called the roll

Present

Richard Ewald
Karyn Merkel
Ann Pierce
Doug Teletzke

Absent

Danyel Moyle (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 April 20, 2016

Ewald made a motion to approve the minutes of the Regular meeting of April 20, 2016; seconded by Merkel. Motion carried.

4. New Business

- A. Election of Officers

(1) Chairperson

Merkel made a motion to nominate Doug Teletzke as Chairperson of the Redevelopment Authority (RDA) of the City of Fond du Lac; seconded by Pierce. The roll call vote is as follows: Ewald, aye; Merkel, aye; Pierce, aye; Teletzke, aye. Motion carried.

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(2) Vice-Chairperson

Ewald made a motion to nominate Anne Pierce as Vice Chairperson of the Redevelopment Authority (RDA) of the City of Fond du Lac; seconded by Merkel. The roll call vote is as follows: Ewald, aye; Merkel, aye; Pierce, aye; Teletzke, aye. Motion carried.

B. Approval of Financial Statements

(1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

Merkel mad a motion to approve the Redevelopment Authority's monthly financial statement as presented; seconded by Pierce. Motion carried.

C. Review of Progress of Past Projects – CAPER

Benson reviewed the PY2015, PY2014 and PY2013 projects and the progress to date.

D. Discussion Regarding Neighborhood Revitalization Strategy Area (NRSA)

Benson reviewed that 2016 is the last year of our Consolidated Action Plan. The next Consolidated Plan will be for 2017-2022. She stated that one of the tools that Community Development Block Grant Program offers is the Neighborhood Revitalization Strategy Area (NRSA). It is a designated neighborhood where CDBG funds can be utilized. The benefit of the designated NRSA is flexibility related to national objectives. For example, Benson stated that the requirement for housing rehab program is that the rehab occupant has to be low to moderate income. By creating a NRSA, it is presumed that because a property is located in the neighborhood of 51% or more of low to moderate income households that it complies with national objectives. Benson discussed potential boundaries of the NRSA. The limitation of NRSA is that a large amount of commercial properties cannot be included; therefor that would eliminate the downtown properties. Benson further discussed the planning process for this program.

E. Verbal Update on 129 Forest Avenue

Benson gave a verbal update stating that the Wisconsin Department of Natural Resources (DNR) issued a Certificated of Closure and Admittance into the Voluntary Party Liability Exemption (VPLE) Program for 129 Forest Avenue. She also stated that the benefit of the program is that the next owner will not have to deal with liability concerns regarding the previous use of the property.

F. Adjourn to Closed Session

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

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

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

H. Resolution No.16-04 – A Resolution Approving the Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Program

Ewald made a motion to approve Resolution No. 16-04; seconded by Pierce. Motion carried.

I. Action on Review of Loan Application Which Does Not Meet Program Guidelines

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

5. Correspondence - None

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:15 a.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist

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

**WEDNESDAY, MAY 18, 2016
CLOSED SESSDION**

Present

Richard Ewald
Karyn Merkel
Ann Pierce
Doug Teletzke

Absent

Danyel Moyle (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. A loan application which does not meet Housing Rehabilitation Loan Program Guidelines was also discussed.

Respectfully submitted,

Merry Arndt
Community Development Specialist