

MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING THURSDAY, JULY 18, 2013

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

1. Teletzke called the meeting to order at 5:30 p.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

Richard Ewald
Karyn Merkel
Doug Teletzke
Leo Udee

Absent

Gregg Giles (excused)
Mary Gilles (excused)

Wegner declared a quorum present

Staff in attendance:

Dyann Benson, Redevelopment Planner
Debbie Wegner, Community Development Specialist

Others Present:

Daisy Frazier, Ebony Vision
Christal Shipp
Lorraine Jones

Others present who did not wish to speak: 3

3. Approval of Minutes

- A. Open and Closed Session Minutes from the Regular Meeting of June 19, 2013

Ewald made a motion to approve the minutes of the regular meeting of June 19, 2013; seconded by Merkel. Motion carried.

4. New Business

A. Public Hearing to Review and Approve an Adjustment to the PY 2013 Budget

	Project Description	Original Funding	Reallocation	Adjusted Funding
a.	Owner Occupied Housing Rehabilitation Loans, 1-4 unit structures	\$264,000	-\$40,000	\$224,000
b.	Project Delivery	40,000	+ 10,000	50,000
c.	Renter Occupied Housing Rehabilitation Loans, 1-4 unit structures	0		0
d.	Homestead Opportunity Program	15,000	+ 43,000	58,000
e.	Blight Elimination	30,000		30,000
f.	Rehabilitation Grant Program	5,000		5,000
g.	Boys & Girls Club	20,000		
h.	Solutions Center – Utility Assistance	10,800		
i.	Solutions Center – Extended Hours	5,000		
j.	Help at Home Program	7,500		
k.	Dental Care Assistance	10,000		
l.	Public Facilities – Neighborhood Park	0	+ 6,000	6,000
m.	Mentoring Program	0	+ 10,000	10,000
n.	Administration	110,100	+ 8,941	119,041
o.	Undesignated	33,100	+ 6,764	39,864
	Total	\$550,500		\$595,205

Teletzke opened the Public Hearing.

Benson reviewed that the Citizen Participation Plan requires a Public Hearing whenever a new activity is funded as part of the Community Development Block Grant (CDBG) Program or when funding allocations change by 10%. She indicated that when the City submitted its Annual Action Plan grant funding was anticipated at \$430,500 along with revolving loan funds of \$120,000 for a projected budget of \$550,500.

However, HUD has allocated grant funding in the amount of \$475,205 to the City for PY 2013, which is an increase in grant funding of \$44,705. This increase along with the \$120,000 in projected program income has resulted in an overall budget of \$575,205.

As a result of increased funding, additional funds will be allocated to some existing activities.

She reviewed that two new projects, Public Facilities – Neighborhood Park and Mentoring Program, are now able to be funded.

In addition, \$40,000 will be reallocated from the Owner-Occupied Housing Rehabilitation Loan Program to Homestead Opportunity for 301 E. First Street.

Citizen participation from those attending the meeting included discussions regarding sub-recipient responsibilities and the process of how project activities are chosen, reviewed and funded.

Teletzke closed the Public Hearing.

B. Resolution No. 13-20 – A Resolution Authorizing the Reallocation of the PY 2013 Community Development Block Grant (CDBG) Funds as a Result of the Final Grant Disposition from the U.S. Department of Housing and Urban Development (HUD)

Merkel made a motion to approve Resolution No. 13-20; seconded by Udee. Motion carried.

C. Reallocation of Funding for Foreclosed Properties

Benson reviewed that in 2011, the RDA allocated \$5,000 towards foreclosed properties to assist with securing properties and property maintenance. At the time there were a large number of foreclosed properties within the City's central district. She indicated that the banks and the City's Inspection Department did a good job maintaining these properties, and as a result, no funds have been expended for this activity.

Ewald made a motion to approve the reallocation of funds from the Foreclosed Properties project in the amount of \$5,000 to the ADA ramps for the men's shelter and the family shelter; seconded by Merkel. Motion carried.

D. Approval of Financial Statements

- (1) Redevelopment Authority Monthly Financial Statement – June 2013
- (2) Redevelopment Authority Quarterly Financial Statements – June 2013

Wegner reviewed the monthly and quarterly financial statements.

- (3) Fond du Lac County Economic Development Corporation (FCEDC) Quarterly Report dated June 30, 2013

Benson reviewed the FCEDC quarterly financial statement dated June 30, 2013.

Udee made a motion to approve the monthly and quarterly financial statements and the Fond du Lac County Economic Development Corporation quarterly report dated June 30, 2013 as presented; seconded by Merkel. Motion carried.

E. Adjourn into Closed Session

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

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

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

G. Resolution No. 13-21 – A Resolution Approving Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Programs

Merkel made a motion to approve Resolution No. 13-21; seconded by Udee. Motion carried.

H. Action on the Request to Change Occupancy Status on Loan No. 06.06

The request was withdrawn by the homeowner.

I. Action on the Discussion Regarding Potential Lease of Property Located at 220 Military Road

It was the consensus of the RDA to move forward with the Lease Agreement for the property located at 220 Military Road.

5. Correspondence

A. Family Shelter Open House

It was the consensus of the RDA to receive invitations of this type via the U.S. Postal Service.

6. Other Matters as are Authorized by Law

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 6:35 p.m.

Respectfully submitted,

Debbie Wegner
Community Development Specialist

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

THURSDAY, JULY 18, 2013
CLOSED SESSION

Present

Richard Ewald
Karen Merkel
Doug Teletzke
Leo Udee

Absent

Gregg Giles (excused)
Mary Gilles (excused)

The Chairman declared a quorum present.

Staff in attendance:

Dyann Benson, Redevelopment Planner
Debbie Wegner, Community Development Specialist

Others in attendance:

None

Two loans being considered for approval under the CDBG and/or HOME Program was reviewed. Also discussed was the potential lease of a property located at 220 Military Road.

Respectfully submitted,

Debbie Wegner
Community Development