

## MINUTES

### REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING WEDNESDAY, AUGUST 20, 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

Mary Gilles

Karyn Merkel

Anne Pierce

Excused

Doug Teletzke

Sarah Van Buren

Excused

Wegner declared a quorum present

Staff in Attendance:

Dyann Benson, Redevelopment Planner

Debbie Wegner, Community Development Specialist

Others in Attendance:

Louise Gudex, Fond du Lac Housing Authority

3. Approval of Minutes

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

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

4. New Business

A. Approval of Financial Statement

1. Redevelopment Authority Monthly Financial Statement – July 2014

Ewald made a motion to approve the Redevelopment Authority's monthly financial statement dated August 11, 2014 as presented; seconded by Merkel. Motion carried.

B. Resolution No. 14-19 – A Resolution Authorizing the Reallocation of the PY 2014 Community Development Block Grant (CDBG) Funding From Blight Elimination to Brownfields

Benson reviewed that the Redevelopment Authority (RDA) previously approved allocating \$215,000 in CDBG grant funds to a Brownfields project located at 129 Forest Avenue. In November 2013, the RDA approved the reallocation of \$30,000 from PY2013 Blight Elimination funds to this project with the anticipated completion of the Voluntary Party Liability Exemption (VPLE).

Benson explained that the additional funds were required as part of the VPLE process to complete additional testing to show no increase or change in contamination. She reviewed that additional WDNR reporting requirements along with the discovery of three (3) unknown tanks have added costs to the overall project beyond the \$30,000 that was approved in PY2013 by the RDA.

Benson stated that in order to close out the project, obtain the VPLE and offer the site for redevelopment, staff is requesting the reallocation of \$18,000 of PY2014 Blight Elimination to Brownfields.

Gilles made a motion to approve Resolution No. 14-19; seconded by Merkel. Motion carried.

C. Annual Report – Fair Housing Services

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 Community Development Block Grant (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 said MMFHC has completed their first year of providing services to the community. She reviewed their Annual report for the period of August 1, 2013 through July 31, 2014.

Benson stated that the PY2014 allocation is \$20,000 and will be paid in quarterly installments of \$5,000.

D. Adjourn into Closed Session

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

E. Reconvene into Open Session

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

F. Action on Review of CDBG Grant Request for the Purchase of a Property for Sale at 109 Sibley Street

Merkel made a motion to approve a grant request to assist with the purchase of a property for sale at 109 Sibley Street; seconded by Ewald. Motion carried.

5. Correspondence

6. Other Matters as are Authorized by Law

7. Motion to Adjourn

The Authority adjourned by unanimous consent at 7:59 a.m.

Respectfully submitted,

Debbie Wegner  
Community Development Specialist

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

**WEDNESDAY, AUGUST 20, 2014  
CLOSED SESSION**

Present

Absent

Richard Ewald  
Mary Gilles  
Karyn Merkel  
Ann Pierce  
Doug Teletzke  
Sarah Van Buren

Excused  
  
Excused

Wegner declared a quorum present.

Staff in attendance:

Dyann Benson, Redevelopment Planner  
Debbie Wegner, Community Development Specialist

Others in Attendance:

Louise Gudex, Fond du Lac Housing Authority

A grant request to assist with the purchase of a property for sale at 109 Sibley Street was reviewed.

Respectfully submitted,

Debbie Wegner  
Community Development