

## MINUTES

### REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING WEDNESDAY, SEPTEMBER 17, 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  
Terry Hansen-Beno  
Karyn Merkel  
Anne Pierce  
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:

None

3. Introduction of New Member

Terry Hansen-Beno was introduced to members and City staff.

4. Approval of Minutes

- A. Open and Closed Session Minutes from the Regular Meeting of August 20, 2014

Gilles made a motion to approve the minutes of the regular meeting of August 20, 2014; seconded by Ewald. Motion carried.

5. New Business

A. Approval of Financial Statement

1. Redevelopment Authority Monthly Financial Statement – August 2014

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

B. Resolution No. 14-20 – A Resolution Authorizing the Reallocation of the PY2013 Community Development Block Grant (CDBG) Funding From Undesignated and Owner Occupied Rehabilitation – Grant to Acquisition Program

Benson stated this resolution will authorize the reallocation of funding which was discussed at the August meeting. This funding assisted the Housing Authority with the acquisition of 109 Sibley Street. The purchase has taken place and the demolition of this blighted structure is nearly complete. The demolition of this structure will provide additional green space for three (3) Housing Authority units that serve low-and-moderate income persons.

Ewald made a motion to approve Resolution No. 14-20; seconded by Pierce. Motion carried.

C. Discussion Regarding Proposed Changes to the Economic Development Revolving Loan Fund (EDRLF)

Benson reviewed proposed changes to the Economic Development Revolving Loan Fund (EDRLF) including Commercial Rehabilitation and the amount of loan funding per full time job created. The goal of the proposed changes is to help facilitate use of the EDRLF since some of the regulatory requirements, such as Davis Bacon and historic preservation, can be viewed as a negative by some loan applicants. Members of the Redevelopment Authority (RDA) questioned the use of the EDRLF by local businesses and how the program is marketed so businesses are aware of the program. Staff indicated that representatives from the Fond du Lac County Economic Development Corporation (FCEDC), administrators of the EDRLF, will attend the next meeting to report on their activities. The consensus of the RDA was to move forward with the proposed changes to the EDRLF. Staff will prepare a resolution amending the EDRLF Program Manual to incorporate the proposed changes for consideration by the RDA at the October meeting.

D. Adjourn into Closed Session

Van Buren made a motion to adjourn into closed session. Pierce seconded the motion and the roll call vote was as follows: Ewald, aye; Gilles, aye; Hansen-Beno; Pierce, aye; Teletzke, aye; Van Buren, aye. Motion carried.

E. Reconvene into Open Session

Gilles made a motion to reconvene into open session. Pierce seconded the motion and the roll call vote was as follows: Ewald, aye; Gilles, aye; Hansen-Beno; Pierce, aye; Teletzke, aye; Van Buren, aye. Motion carried.

F. Resolution No. 14-21 – A Resolution Approving the Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Program

Pierce made a motion to approve Resolution No. 14-21; seconded by Gilles. Motion carried.

Ewald left the meeting at 8:45.

G. Action on Review of Request for Reduction in Loan Payoff on Loan No. 06.34

Van Buren made a motion to approve a loan reduction in the amount of \$4,064 on Loan No. 06.34. The new loan balance is \$16,294 after this reduction; seconded by Pierce. Motion carried.

H. Action on Review of Loan No. 04.19 Which No Longer Meets Program Guidelines

No action at this time.

6. Meeting Room Availability

Benson indicated that over the next few months Fond du Lac County will be making ADA accessibility improvements to the City/County Government Center that will affect meeting rooms D & E. She stated that during this timeframe staff has requested meeting room A or B for future RDA meetings. Members will be notified of any meeting room changes.

7. Correspondence

None

8. Other Matters as are Authorized by Law

9. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:59 a.m.

Respectfully submitted,

Debbie Wegner  
Community Development Specialist

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

**WEDNESDAY, SEPTEMBER 17, 2014  
CLOSED SESSION**

Present

Absent

Richard Ewald  
Mary Gilles  
Terry Hansen-Beno  
Karyn Merkel  
Ann Pierce  
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:

None

Two loans being considered for approval under the CDBG and/or HOME Program were reviewed. Also discussed was a request for a reduction in the loan payoff amount on Loan No. 06.34 and review of Loan No. 04.19 which no longer meets Housing Loan Program Guidelines. A proposal for an Economic Development Opportunity was also discussed.

Respectfully submitted,

Debbie Wegner  
Community Development