

**MINUTES**  
**REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC**  
**REGULAR MEETING**  
**WEDNESDAY, SEPTEMBER 21, 2016**

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

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

Present

Richard Ewald  
Danyel Moyle  
Karyn Merkel  
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

3. Approval of Minutes

- A. Open and Closed Minutes from the Regular Meeting of August 17, 2016

Ewald made a motion to approve the minutes of the Regular meeting of August 17, 2016; seconded by Merkel. Motion Carried.

4. New Business

- A. Approval of Financial Statements

(1) Redevelopment Authority Monthly Financial Statement

Benson reviewed the monthly financial statement.

Merkel made a motion to approve the Redevelopment Authority's monthly financial statement as presented; seconded by Moyle. Motion Carried.

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**B. Report of Fair Housing Services – Final Report**

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 CDBG Program, the City is required to undertake certain efforts to promote, or affirmatively further, fair housing. Fair housing services provided by the Fair Housing Council include enforcement; education and outreach; fair lending and research/analysis of affordable housing opportunities.

Benson reviewed the Annual Report for the period of August 1, 2015 through July 31, 2016.

**C. Discussion Regarding Using Funds from the Housing Rehabilitation Loan Program to Update Water Service**

Benson discussed that there are homes in the City that may have lead service lines to their homes. Of those potential homes, 144 of them have loans with the Redevelopment Authority. Benson stated that to help with the Safe Water Drinking Loan Program initiative being undertaken by the water utility, staff is proposing that the Redevelopment Authority offer loans to these households to replace the pipes to ensure that they are being provided with safe drinking water. The cost to the homeowner would range from \$1,800 - \$2,500.

It was the consensus of the RDA to support the use of funds from the Housing Rehabilitation Loan Program to update water service.

**D. The Redevelopment Authority will Adjourn to Closed Session for the Following Purposes:**

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

**E. 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; Merkel, aye; Moyle, aye; Teletzke, aye. Motion Carried.

**F. Resolution No.16-08 – A Resolution Approving the Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Program**

Moyle made a motion to approve Resolution No. 16.08; seconded by Ewald. Motion Carried.

**G. Action on Potential Purchase of Property for Economic Development Opportunity**

Benson tabled item to our next regularly scheduled RDA meeting October 19, 2016.

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H. Action on Brownfield Funding Opportunity

Merkel made a motion to approve a \$10,000 Grant for a Brownfield funding opportunity, seconded by Moyle. Motion Carried.

5. Correspondence

A. Habitat for Humanity Hard Hats and Heels

Benson reported that she had attended the Habitat for Humanity Hard Hats and Heels event to accept the 2016 Habitat Build Partner of the Year Award which was given to the Fond du Lac Redevelopment Authority for their partnership with Habitat for Humanity. The Redevelopment Authority provides vacant lots to Habitat as future home build sites.

6. Motion to Adjourn

The Authority adjourned by unanimous consent at 8:10 a.m.

Respectfully submitted,

Merry Arndt  
Community Development Specialist

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

**WEDNESDAY, SEPTEMBER 21, 2016  
CLOSED SESSION**

Present

Absent

Richard Ewald  
Danyel Moyle  
Karyn Merkel  
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

Two loans being considered for approval under the CDBG and/or HOME program were reviewed. Benson stated that the discussion regarding the potential purchase of property for economic development opportunity will be postponed until the next regularly scheduled meeting October 19, 2016. Also discussed was a Brownfield funding opportunity.

Respectfully submitted,

Merry Arndt  
Community Development Specialist