

MINUTES

REDEVELOPMENT AUTHORITY OF THE CITY OF FOND DU LAC REGULAR MEETING TUESDAY, MAY 19, 2015

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

1. Benson called the meeting to order at 5:30 p.m. The meeting was held in Rooms D & E of the City/County Government Center, 160 S. Macy Street, Fond du Lac, Wisconsin.

2. Arndt called the roll

Present

Richard Ewald
Mary Gilles
Karyn Merkel
Doug Teletzke
Sarah Van Buren

Absent

Terry Hansen-Beno (excused)
Anne Pierce (excused)

Arndt declared a quorum present

Staff in attendance:

Dyann Benson, Director of Community Development
Merry Arndt, Community Development Specialist

Others Present:

None

3. Approval of Minutes

- A. Open and Closed Session Minutes From the Regular Meeting of April 15, 2015

Ewald made a motion to approve the minutes of the regular meeting of April 15, 2015; seconded by Van Buren. Motion carried.

4. New Business

- A. Election of Officers

(1) Chairman

Gilles made a motion to nominate Doug Teletzke as Chairman of the Redevelopment Authority (RDA) of the City of Fond du Lac; seconded by Merkel. Motion carried.

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(2) Vice Chairman

Gilles made a motion to nominate Anne Pierce as Vice Chairman of the RDA; seconded by Merkel. Motion carried.

B. Approval of Financial Statement

(1) Redevelopment Authority Monthly Financial Statement - April 2015

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

C. Community Development Block Grant (CDBG) Public Hearing

(1) Review and Approve an adjustment to the PY 2014 Budget

Project Description	Original Funding	Reallocation	Adjusted Funding
a. Owner Occupied Housing Rehabilitation Loans, 1-4 unit structures	\$220,000	-100,000	\$120,000
b. Project Delivery	40,000		40,000
c. Renter Occupied Housing Rehabilitation Loans, 1-4 unit structures	0		0
d. Homestead Opportunity Program	28,514	55,056	83,570
e. Blight Elimination	25,514	56,986	82,500
f. Brownfields	18,000	25,514	43,514
g. Boys & Girls Club	20,000		20,000
h. Solutions Center – Utility Assistance	10,800		10,800
i. Solutions Center – Extended Hours	5,000		5,000
j. Help at Home Program	7,500	-7,500	0
k. Boys & Girls Club- Project Learn	0	5,000	5,000
l. Dental Care Assistance	10,000		10,000
m. Public Facilities	43,514		43,514
n. Mentoring Program	10,000		10,000
o. Administration	109,000		109,000
p. Undesignated	38,556	-35,056	3,500
Total	\$586,398		\$586,398

Chairman Teletzke declared the public hearing opened. With no appearances being made Chairman Teletzke declared the public hearing closed at 5:40 p.m.

D. Resolution No. 15-11 – A Resolution Authorizing the Reallocation of the PY2014 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) and changing activity needs.

Van Buren made a motion to approve Resolution No. 15-11; seconded by Ewald. Motion carried.

E. Review of progress on past projects - CAPER

Benson reviewed the PY2014, PY2013 and PY2012 projects and the progress to date.

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F. Verbal Update on 377 Grove Street

Benson provided an update on the sale of the property at 377 Grove Street and the proceeds that the Redevelopment Authority was able to obtain from the short sale.

G. Discussion on Potential Funding from Federal Home Loan Bank of Chicago

Benson reviewed that the Bank of Oakfield approached the City to see if we would be interested in partnering with them to offer potential funding from the Federal Home Loan Bank of Chicago offering down payment assistance to qualified potential owner occupied home buyers.

The new funding would help enhance blight removal efforts in certain neighborhoods.

H. Discussion Regarding Calumet Apartments

Benson reviewed that the Housing Authority has requested previous deferrals of the mortgage payments due to various challenges with the property and limited cash flow. In 2010, the Redevelopment Authority consented to defer the mortgage until June 30, 2015.

Despite the increase in occupancy since construction and rental payments, the Housing Authority still has other debt in from of the Redevelopment Authority that poses significant challenges for repayment of the RDA loan.

Gilles made a motion to grant a five year extension on the loan for the Calumet Apartments; seconded by Van Buren. Motion carried.

I. Adjourn into Closed Session

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

J. Reconvene into Open Session Immediately Upon Conclusion of the Closed 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; Van Buren, aye. Motion carried.

K. Resolution No. 15-12 - A Resolution Approving the Residential Rehabilitation Loans Under the Community Development Block Grant Program and/or HOME Program

Gilles made a motion to approve Resolution No. 15-12; seconded by Van Buren. Motion carried.

5. Correspondence

None

6. Other Matters as are Authorized by Law

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7. Motion to Adjourn

The Authority adjourned by unanimous consent at 6:25 p.m.

Respectfully submitted,

Merry Arndt
Community Development Specialist

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

**WEDNESDAY, MAY 19, 2015
CLOSED SESSION**

Present

Richard Ewald
Mary Gilles
Karyn Merkel
Doug Teletzke
Sarah Van Buren

Absent

Terry Hansen-Beno (excused)
Anne Pierce (excused)

Arndt declared a quorum present.

Staff in attendance:

Dyann Benson, Community Development Director
Merry Arndt, Community Development Specialist

Others in attendance:

None

One loan being considered for approval under the CDBG and/or HOME Program was reviewed. The potential sale of 159 Forest Avenue was also discussed along with a disposition plan for 129 Forest Avenue. Staff provided an update for Loan No. 14.07

Respectfully submitted,

Merry Arndt
Community Development