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# HOUSING AND REDEVELOPMENT AUTHORITY

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CITY OF WELLS, MINNESOTA

## MINUTES

### Regular Session of the Housing and Redevelopment Authority City of Wells, Minnesota

The Housing and Redevelopment Authority of Wells, Minnesota (WHRA) convened in regular session on July 15, 2010 at 5:30 p.m. in the Wells City Hall Conference Chambers. President Ann Marie Schuster called the meeting to order with the following members present: Secretary/Treasurer Tom Schindler, Commissioner Marilyn Birk, and Commissioner David Braun. Also present was Jim Abbe of Life Style Inc.

#### CONSENT ITEMS:

Commissioner Braun motioned to approve the minutes from the June 17, 2010 regular meeting. Commissioner Birk seconded. Discussion held. President Schuster called for a vote with Birk, Braun and Schindler voting yea. **Motion carried.**

President Schuster presented the financial report. Discussion held. Commissioner Schindler motioned to approve the financial report and pay the HRA Bills. Commissioner Birk seconded. President Schuster called for a vote with Schindler, Birk, Braun, and Schuster voting yea. **Motion carried.**

#### BROADWAY APARTMENT/PARK PLACE TOWNHOME REPORT:

Jim Abbe presented the operating reports for Broadway Apartments and Park Place Townhomes.

The report included the following information:

- There are currently 3 vacant units at Broadway, with #408 being filled today.
- Repair to boiler for \$411.
- Lock repair was \$650 due to the high quality of the lock, while parts are not available for old ones, failures are rare.
- Storms on June 25 & 26 had residents gathered downstairs, some until 2 a.m.
- There was some roof flashing damage that was repaired.
- A residents meeting was held on June 21.
- A potluck lunch was held on July 5 to commemorate Independence Day.
- A Senior Saints event will be held July 21.
- The annual resident summer picnic is scheduled for July 31 at 12:00p.m., with Cindy Schroeder catering.
- Fire Chief Mike Pyzick and Wells Fire Department reviewed fire, safety and evacuation techniques with residents on July 14. An evacuation plan was developed.
- Milt Peterson reports he cannot beat Waste Management's cost for trash removal at Broadway.
- Commissioner Birk suggested Carol Drayheim, accredited SilverSneakers instructor be contacted regarding possible classes at Broadway.
- Park Place has one vacant unit. Discussion on incentives held.

#### OLD BUSINESS:

President Schuster brought the issue of the Cost Share Grant (boilers and windows) to the table. The MN Department of Energy has inquired about who would administer the grant, although there was no confirmation that the grant was granted. The bids on the boilers are still good and Jim Abbe will get firm

bids on the windows in case the grant is approved. President Schuster will contact former Director Bleess to follow-up. Discussion held.

Mr. Abbe left the meeting.

President Schuster brought the issue of the Wellington Estates to the table. A cursory survey of residents gave a favorable opinion of living at Wellington. Discussion held. It is the consensus of the Board to take no further action on this matter at this time.

President Schuster brought the issue of the Rain Garden to the table. Commissioner Schindler was contacted by Patsy Beckman regarding the abundance of weeds in the Rain Garden. Schindler reported that the garden is still not completely planted, due partly to the unavailability of native plants at the time the garden was put in. President Schuster will ask master gardener, Diane Viesselman, if she could act as our rain garden advisor. Details are being worked out on who will weed the garden. Discussion held.

President Schuster brought the issue of the June storms to the table. There are still downed trees on the former trailer park property from the storms on June 25 & 26. County Engineer, John McDonald, says there are no machines locally, large enough to handle the trees. The 1<sup>st</sup> avenue property had minor branches downed and has been cleaned up. The Hove property has some large limbs downed, including into the adjacent farm field. The city will clean it up. Discussion held.

President Schuster brought the issue of the M CCP program to the table. The loan program is now in effect and there is no action required of the HRA.

President Schuster brought the issue of the SCDP funds to the table. Winnebago City Administrator, Austin Bleess, has said that Winnebago is willing to partner with Wells. We will tell Bleess to move forward with the application. Discussion held.

#### **NEW BUSINESS:**

The incoming Director Chris Elvebak will begin his employment with the City of Wells on Monday.

President Schuster opened the meeting to public comment. There was no public comment. President Schuster closed the meeting to public comment.

The August 2010 meeting was set for Thursday, August 19th.

President Schuster declared the meeting adjourned.

Respectfully submitted;

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Thomas Schindler  
Secretary/Treasurer