



# HOUSING AND REDEVELOPMENT AUTHORITY

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 June 17, 2010 at 5:30 p.m. in the Wells City Hall Conference Chambers. Vice-President Bill Groskreutz Jr called the meeting to order with the following members present:, Commissioner Marilyn Birk, and Commissioner David Braun. Employee present: Community Development Director Austin Bleess. Also present was Jim Abbe of Life Style Inc.

#### CONSENT ITEMS:

Commissioner Braun motioned to approve the minutes from the May 27, 2010 regular meeting and the June 10, 2010 work session. Commissioner Birk seconded. Discussion held. Vice-President Groskreutz called for a vote with Birk, Braun and Groskreutz voting yea. **Motion carried.**

President Schuster entered the meeting.

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

Commissioner Birk motioned to approve the SHIP Grant bills. Commissioner Braun seconded. Discussion held. President Schuster called for a vote with Birk, Braun, Groskreutz, 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 is currently 1 vacant unit at Broadway, with 3 more vacancies coming up.
- MN Elevator has ordered the parts and will be fixing the elevator in July.
- Milt Peterson has been contacted about removing the trash at Broadway. The HRA was given a quote of \$50/month. Currently it costs \$176/month.
- A railing in the stairwell broke and a resident was injured. The railing has been fixed, the rest are being inspected, and the insurance has been contacted in regards to the incident.
- There have been several birthday celebrations, potlucks and bingo events.
- The Wells Fire Department and Ambulance crew are working on scheduling a training event.

#### OLD BUSINESS:

President Schuster brought the issue of the Wellington Estates to the table. Jim Abbe was able to inspect the apartment building. He said it was in good shape with only minor maintenance things needed. A possible budget was handed out. Discussion held. The consensus of the board was that they are not interested in making an offer on purchasing the property.

Mr. Abbe left the meeting.

President Schuster brought the issue of the Rain Garden to the table. President Schuster spoke with Diane Viesselman and Diane will purchase some grasses for the garden and submit a bill to the HRA. Details are being worked out on who will weed the garden. Discussion held.

President Schuster brought the issue of the trailer court to the table. Commissioner Braun motioned to pay the city for the project. Commissioner Birk seconded. Discussion held.  
President Schuster called for a vote with Birk, Braun, and Schuster voting yea. Commissioner Groskreutz abstained. **Motion carried.**

President Schuster brought the issue of the SCDP funds to the table. Director Bleess informed the commission that he has not yet heard from Chuck Pettipiece about whether or not any of the local communities in the area could partner with Wells. Discussion held.

President Schuster brought the issue of the MCCP program to the table. The article was in the June 17, 2010 issue of the Wells Mirror. A handout has been drafted and distributed. Discussion held.

President Schuster brought the issue of the Cost Share Grant to the table. The MN Department of Energy was supposed to inform the communities that were selected on June 7, 2010 and that date was pushed back to June 18, 2010. Director Bleess will inform the commissioners when he hears something. Discussion held.

#### **NEW BUSINESS:**

President Schuster brought the issue of the offer on the property located at 160 3<sup>rd</sup> Ave NW. The counter offer was accepted. The paperwork has been signed and delivered to the attorney. When the money is delivered the attorney, Randy Bichler, will send a check to the HRA. The \$400 for the street assessment will be held until the final cost is determined and will be disbursed then.

The Commissioners thanked Director Bleess for his work and service. Director Bleess thanked the Commissioners for their dedication to the community.

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

The July 2010 meeting was set for Thursday, July 15th.

President Schuster declared the meeting adjourned.

Respectfully submitted;

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Thomas Schindler  
Secretary/Treasurer

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Austin Bleess  
Community Development Director