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# HOUSING AND REDEVELOPMENT AUTHORITY

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CITY OF WELLS, MINNESOTA

Wells Housing and Redevelopment Authority's Mission Statement:  
"To provide assistance and advocacy in the development of affordable housing for low and moderate income families and act as a catalyst for the upgrading of the existing housing stock in the City of Wells"

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## MINUTES

### Special Meeting – 1:30pm

Friday, January 28, 2011

Conference Room, Wells City Hall

125 S. Broadway Wells, MN 56097

#### I. Call To Order / Roll Call

The meeting was called to order by Chair Schuster at 1:30 p.m.

Members present: Commissioners Tom Schindler and Bill Groskreutz.

Members absent: Commissioner David Braun. (One Vacancy)

Staff present: Community Development Director Christopher Elvebak.

#### II. Determination of supplemental funding for residential rehabilitation component of the Small Cities Development Program final application.

Director Elvebak informed the members of progress to date on the program. He also distributed the program policies & procedures approved to date by the City Council in cooperation with the City of Winnebago and the HRA financial summary.

The board reviewed the HRA's current financial position and required future payments and other necessary program fund commitments. The members discussed the in-kind and application costs to date that are not reflected in a local funding component. The members also discussed the need for a local contribution and how to best structure it for the recipients' contracts.

Commissioner Schindler moved to contribute fifteen-hundred dollars (\$1,500) per project to a maximum of eighteen thousand dollars (\$18,000) for all S.C.D.P. residential projects. Commissioner Groskreutz seconded the motion.

During discussion it was clarified that the program totals would be as follows:

Wells Housing & Rehabilitation Authority Membership:  
Ann Marie Schuster, President; Bill Groskreutz Jr., Vice-President;  
Tom Schindler, Secretary/Treasurer; Marilyn Birk, Commissioner; David Braun, Commissioner

- A maximum contribution from the SCDP of \$23,000.
- \$27,000 (plus limited additional interest) in existing housing program income from a prior Wells SCDP project would be divided amongst the first twelve recipients in the amount of \$2,250.
- An HRA contribution of \$1500 per project up to a maximum of \$18,000 expenditure for the entire program.

Therefore, the maximum award for first twelve residential rehabilitation projects would be \$23,000 SCDP, plus \$3750 total local contribution, for a total of \$26,750. The motion passed unanimously.

III. Adjournment

Commissioner Groskreutz moved to adjourn. Commissioner Schindler seconded and the motion passed at 2:05 p.m.

Respectfully submitted;

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Christopher Elvebak, C.D.D.