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# HOUSING & REDEVELOPMENT AUTHORITY

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CITY OF WELLS, MINNESOTA

## MINUTES

### Regular Session of HRA City of Wells

The Housing & Redevelopment Authority of Wells, Minnesota (HRA) convened in regular session on July 21, 2011 at 5:30 p.m. in the Wells City Hall, Conference Room. President Ann Marie Schuster called the meeting to order with the following members present: Vice-President Bill Groskreutz, Jr., Commissioner David Braun, Commissioner Ross Hermanson and Secretary/Treasurer Tom Schindler. Also present was City Administrator Jeremy Germann and LifeStyle, INC representative Jim Abbe.

#### AGENDA:

The agenda for the July 21, 2011 regularly scheduled meeting was reviewed with Commissioner Schindler making a motion to approve as presented. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

#### CONSENT ITEMS:

The minutes of the June 16, 2011 regularly scheduled meeting and the July 6, 2011 special meeting were reviewed with Commissioner Groskreutz making a motion to approve with one correction. The June 16, 2011 minutes should read: *President Schuster called for a vote with Braun, Groskreutz and Hermanson voting yea.* Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

The monthly bills were reviewed with Commissioner Groskreutz making a motion to approve a total of \$1,653.53 in bills from Laperts dated from May to June and a \$1,757.50 bill from Bolton & Menk, INC. dated July 18, 2011. Commissioner Braun seconded the motion. Discussion held. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

The monthly financial reports were reviewed with Commissioner Schindler making a motion to approve as presented with a second from Commissioner Braun. Discussion held the Wellington Estates TIF District 2-6 which the HRA recently received a \$15,736.02 check from Faribault County. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

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

The HRA reviewed a financial report regarding Broadway Apartments and Park Place Townhomes submitted by LifeStyle, INC. Jim Abbe gave a report on the status of Broadway Apartments and Park Place Townhomes. Discussion held on estimates to remove two trees at the Broadway property and possible sidewalk replacement.

Commissioner Groskreutz made a motion to authorize spending up to \$900.00 to remove two trees and shrubbery at the Broadway property with a second from Commissioner Braun. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

Commissioner Schindler made a motion to hire Tolzmann Construction Co. to replace approximately 1,100 square feet of concrete at the Broadway property for a bid of \$6,125.00. Commissioner Groskreutz seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

### **OLD BUSINESS:**

President Schuster brought the topic of Former Trailer Court Site to the table. Discussion held on landscaping and advertising. Discussion held. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic Facility Cost Share Grant to the table. Discussion held concerning delays in reimbursement caused by the recent state shutdown. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of Joint SCDP Pre-Application to the table. Discussion held concerning Faribault County Development Corporation (FCDC) interest in working with the HRA board on this and/or future projects. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of Statewide Health Improvement Program (SHIP) to the table. Discussion held ensuring proper reimbursement from Faribault County for all expenses. Commissioner Schindler made a motion to approve reimbursement payments as presented. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

President Schuster brought the topic of Wellington Estates TIF to the table. Discussion held. It was the consensus of the board the topic could be removed from Old Business on future Agendas. With no information to act on, the commission moved to the next item on the agenda.

### **NEW BUSINESS:**

President Schuster brought the topic of League of Minnesota Cities (Insurance Statement) to the table. Discussion held. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of Broadway Rain Garden to the table. Discussion held. With no information to act on, the commission moved to the next item on the agenda.

**ADJOURNMENT:**

The next regularly scheduled HRA meeting was set for Thursday, August 18, 2011 at 5:30 p.m. in the Wells City Hall, Conference Room. Motion made by Commissioner Groskreutz to adjourn the meeting with a second from Commissioner Braun. Motion carried. Meeting adjourned.

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Secretary/Treasurer Thomas Schindler

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Administrator Jeremy R. Germann