



HOUSING & REDEVELOPMENT AUTHORITY

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 January 19, 2011 at 5:45 p.m. in the Wells City Hall, Conference Room. President Ann Marie Schuster called the meeting to order with the following members present: Commissioner David Braun and Secretary/Treasurer Tom Schindler. Vice-President Bill Groskreutz, Jr. and Commissioner Ross were absent. Also present were LifeStyle representative Jim Abbe and City Administrator Jeremy Germann.

AGENDA:

The agenda for the January 19, 2011 regularly scheduled meeting was reviewed with Commissioner Schindler making a motion to approve with the addition of guest Brad Heggen Realty representative Zoa Heckman. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun and Schindler voting yea. Motion carried.

CONSENT ITEMS:

The minutes of the December 15, 2011 regularly scheduled meeting and December 27, 2011 special meeting were reviewed with Commissioner Braun making a motion to approve as presented. Commissioner Schindler seconded the motion. President Schuster called for a vote with Braun and Schindler voting yea. Motion carried.

A bill from Schrader Enterprises Lawn & Landscape for \$114.32 dated December 31, 2011 was reviewed with Commissioner Schindler making a motion to pay in full. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun and Schindler voting yea. Motion carried.

The monthly financial reports were reviewed with Commissioner Schindler making a motion to approve as presented. Commissioner Braun seconded the motion. Discussion held on the LifeStyle checking account. President Schuster called for a vote with Braun and Schindler voting yea. Motion carried.

Brad Heggen Realty representative Zoa Heckman discussed an offer made to purchase the former trailer court site. It was the consensus of the board to table the issue until a special meeting could be held on January 24, 2012.

BROADWAY APARTMENT/PARK PLACE TOWNHOME REPORT:

LifeStyle representative Jim Abbe discussed the financial report regarding Broadway Apartments and Park Place Townhomes. Discussion held on a vacancy at Park Place, a plumbing issue at Broadway Apartment, preliminary 2011 revenue & expenditures, and 2012 draft budgets for both complexes. Commissioner Schindler made a motion to change the monthly transfer to \$11,000 for 2012. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun and Schindler voting yea. Motion carried.

RECESS:

Commissioner Schindler made a motion to recess the meeting until 12:01 p.m. on January 24, 2012. Commissioner Braun seconded the motion. President Schuster called for a vote with Schindler and Braun voting yea. Motion carried.

(RECESS)

The Housing & Redevelopment Authority of Wells, Minnesota (HRA) reconvened from recess on January 21, 2011 at 12:01 p.m. in the Wells City Hall, Conference Room. President Ann Marie Schuster, Commissioner David Braun, Vice-President Bill Groskreutz, Jr., Commissioner Ross Hermanson and Secretary/Treasurer Tom Schindler were present. Also in attendance was City Administrator Jeremy Germann.

(RECESS)

Commissioner Braun made a motion to reopen the meeting from recess with a second from Commissioner Groskreutz. 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. Brad Heggen of Brad Heggen Realty was in attendance to discuss two offers to purchase the site. Commissioner Schindler made a motion to accept Offer No.1 of \$16,750.00. Commissioner Hermanson seconded the motion. Discussion held. President Schuster called for a vote with Hermanson and Schindler voting yea. Braun and Groskreutz voted nay. Schuster abstained. Motion failed. Commissioner Groskreutz made a motion to counter Offer No.1 with a price of \$18,500.00; the closing date to be moved to April 30, 2012; and the additional cost of a conditional use permit application be included, not to exceed \$100.00. Commissioner Schindler seconded the motion. Discussion held. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

President Schuster brought the topic of Small Cities Development Program 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 Demolition Matching Grant 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 Phoenix Project to the table. Administrator Germann distributed revised copies of the application. Commissioner Groskreutz made a motion to approve the Phoenix Project application as presented with a second from Commissioner Braun. Discussion held on advertising the program in the near future to begin the process of soliciting applications. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

President Schuster brought the topic of Farmland to the table. Discussion held. 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 Insurance Trust 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, February 16, 2011 at 5:30 p.m. in the Wells City Hall, Conference Room. Motion made by Commissioner Braun to adjourn the meeting with a second from Commissioner Groskreutz. Motion carried. Meeting adjourned.

Secretary/Treasurer Thomas Schindler

Administrator Jeremy R. Germann