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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 February 16, 2012 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: Commissioner David Braun, Commissioner Ross Hermanson and Secretary/Treasurer Tom Schindler. Vice-President Bill Groskreutz, Jr. was absent. Also present were LifeStyle representative Jim Abbe and City Administrator Jeremy Germann.

#### AGENDA:

The agenda for the February 16, 2012 regularly scheduled meeting was reviewed with Commissioner Braun making a motion to approve the agenda as presented. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Hermanson and Schindler voting yea. Motion carried.

#### CONSENT ITEMS:

The minutes of the January 19, 2012 regularly scheduled meeting were reviewed with Commissioner Schindler making a motion to approve with one correction. The minutes should read:

*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.*

Commissioner Hermanson seconded the vote. Discussion held. President Schuster called for a vote with Braun, Hermanson and Schindler voting yea. Motion carried.

Bills from Schrader Enterprises Lawn & Landscape for \$21.00 dated February 2, 2012; Faribault County Treasurer's Office for \$5.04 dated January 11, 2012; US Bank for \$431.25 dated January 25, 2012; City of Wells for \$75.00 for an application for a conditional use permit; were reviewed with Commissioner Schindler making a motion to approve as presented. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Hermanson and Schindler voting yea. Motion carried.

The monthly financial reports were reviewed with Commissioner Braun making a motion to approve with one correction. The line-item Blighted Property Co Rd 29 Trailer Ct should list a value of \$16,757.50. Commissioner Hermanson seconded the motion. Discussion held on the LifeStyle checking account. President Schuster called for a vote with Braun and Schindler voting yea. Motion carried.

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

LifeStyle representative Jim Abbe discussed the financial report regarding Broadway Apartments and Park Place Townhomes. Discussion held on two vacancies at Broadway Apartments, a second possible leak was found at the facility, spot painting for the exterior is planned, the recently completed audit, a Park Place Townhomes vacancy and concrete repairs needed at the facility.

#### **OLD BUSINESS:**

President Schuster brought the topic of Former Trailer Court Site to the table. Discussion held on a public hearing by Planning & Zoning Committee on February 22, 2012 for a conditional use permit application. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of Small Cities Development Program (SCDP) 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 on a grant application submitted for 380 Sixth Avenue SW and current standards for the program. Commissioner Schindler made a motion to approve the application on the condition the proper paperwork is filed. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun, Hermanson and Schindler voting yea. Motion carried.

President Schuster brought the topic of Phoenix Project to the table. Discussion held on a recent article submitted to the *Wells Mirror*. No applications have been received at this time. With no information to act on, the commission moved to the next item on the agenda.

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:**

Administrator Germann updated the board that its annual review was published in the *Wells Mirror* the previous week.

#### **PUBLIC COMMENT:**

Anthony Mosser discussed his dissatisfaction with the HRA for selling the former trailer court property for commercial use in a residential area, questioned the board if proper procedure was followed, asked how the property was sold to one buyer over another, and requested the HRA reconsider its decision.

**ADJOURNMENT:**

The next regularly scheduled HRA meeting was set for Thursday, March 15, 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 Hermanson. Motion carried. Meeting adjourned.

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Secretary/Treasurer Thomas Schindler

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Administrator Jeremy R. Germann