



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 May 25, 2012 at 5:30 p.m. in the Wells City Hall, Conference Room. Acting Chairman Tom Schindler called the meeting to order with the following members present: Commissioner David Braun and Commissioner Ross Hermanson. President Ann Marie Schuster and Vice-President Bill Groskreutz, Jr. were absent. Also present were LifeStyle representative Jim Abbe and City Administrator Jeremy Germann.

AGENDA:

The agenda for the May 24, 2012 regularly scheduled meeting was reviewed with Commissioner Braun making a motion to approve the agenda as presented. Commissioner Hermanson seconded the motion. Acting Chairman Schindler called for a vote with Braun and Hermanson voting yea. Motion carried.

CONSENT ITEMS:

The minutes of the April 19, 2012 regularly scheduled meeting were reviewed with Commissioner Braun making a motion to approve as presented. Commissioner Hermanson seconded the motion. Discussion held. Acting Chairman Schindler called for a vote with Braun and Hermanson voting yea. Motion carried.

Bills from Schrader Enterprises Lawn & Landscape for \$49.82 dated April 14, 2012; US Bank for \$7,246.25 dated July 1, 2012; Wells Mirror for \$5.80 dated April 30, 2012; were reviewed with Commissioner Braun making a motion to approve as presented. Commissioner Hermanson seconded the motion. Acting Chairman Schindler called for a vote with Braun and Hermanson voting yea. Motion carried.

Certificate of Deposit (CD) No. 100270070 for \$26,079.54 and CD No. 100270071 for \$50,000.00 mature on May 30, 2012. Commissioner Hermanson made a motion to reinvest the two CDs for 12 months at the best local rate. Commissioner Braun seconded the motion. Acting Chairman Schindler called for a vote with Braun and Hermanson voting yea. Motion carried.

The monthly financial reports were reviewed with Commissioner Braun making a motion to approve as presented. Commissioner Hermanson seconded the motion. Discussion held on the LifeStyle checking account. Acting Chairman Schindler called for a vote with Braun and Hermanson 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 a recent inspection by the Minnesota Housing Finance Agency which found no deficiencies; toilet repairs have been completed at Broadway

Apartments; all vacancies have been filled; carpets have been cleaned and estimates are being reviewed for roof repairs.

OLD BUSINESS:

Acting Chairman Schindler brought the topic of Former Trailer Court Site to the table. Discussion held with Brad Heggen of Brad Heggen Realty. Commissioner Braun made a motion to release the earnest money in full and sign a cancellation of purchase agreement with Schrader Enterprises. Commissioner Hermanson seconded the motion. Acting Chairman Schindler called for a vote with Braun and Hermanson voting yea. Motion carried.

Acting Chairman Schindler brought the topic of Small Cities Development Program (SCDP) to the table. Discussion held one commercial project still available for an interested qualified applicant. With no information to act on, the commission moved to the next item on the agenda.

Acting Chairman Schindler 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.

Acting Chairman Schindler brought the topic of Phoenix Project to the table. Discussion held with Brad Heggen on two potential houses for the project. Commissioner Braun made a motion to have Brad Heggen work with Administrator Germann to proceed with processing an application for the two locations to be submitted at the next board meeting for review. Acting Chairman Schindler called for a vote with Braun and Hermanson voting yea. Motion carried.

Acting Chairman Schindler brought the topic of Farmland to the table. Discussion held. It was determined the issue has been rectified and all of the property is scheduled to be properly maintained.

NEW BUSINESS:

Acting Chairman Schindler brought the topic of Statewide Health Improvement Program (SHIP) to the table. Commissioner Hermanson made a motion to approve a reimbursement request of \$135.14 from SHIP/Voices of Wellness. Discussion held on a check received from Human Services of Faribault & Martin Counties for \$13.14. Acting Chairman called for a vote with Braun and Hermanson voting yea. Motion carried.

Acting Chairman Schindler brought the topic of Region 9 Survey 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, June 21, 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.

Secretary/Treasurer Thomas Schindler

Administrator Jeremy R. Germann