



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 June 21, 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 and Commissioner Ross Hermanson. Vice-President Bill Groskreutz, Jr. and Secretary/Treasurer Tom Schindler were absent. Also present were LifeStyle representative Jim Abbe and City Administrator Jeremy Germann.

AGENDA:

The agenda for the June 15, 2012 regularly scheduled meeting was reviewed with Commissioner Braun making a motion to approve the agenda with the addition of Approval of Special Meeting Minutes (June 15, 2012) and Brad Heggen Realty representative Zoa Heckman. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun and Hermanson voting yea. Motion carried.

CONSENT ITEMS:

The minutes of the May 24, 2012 regularly scheduled meeting; the June 6, 2012 special meeting, and the June 15, 2012 special meeting were reviewed with Commissioner Hermanson making a motion to approve as presented. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun and Hermanson voting yea. Motion carried.

Bills from Schrader Enterprises Lawn & Landscape for \$213.34 dated May 28, 2012 was reviewed with Commissioner Braun making a motion to approve \$163.52 to Schrader Enterprises Lawn & Landscape and approve the monthly financials as presented. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun and Hermanson voting yea. Motion carried.

GUEST:

President Schuster gave the floor to Brad Heggen Realty representative Zoa Heckman to discuss an offer on the former trailer court site. Commissioner Hermanson made a motion to counter the offer with a price of \$17,000.00 and the move the potential closing date to July 29, 2012. Commissioner Braun seconded the motion. Discussion held. President Schuster abstained from discussion due to a potential conflict of interest. President Schuster 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 on 100 percent occupancy at Broadway Apartments

and Park Place Townhomes; roof repairs to be done by Malo Roofing with an estimate of \$33,375.00; and concrete to be poured at both locations.

OLD BUSINESS:

President Schuster brought the topic of Former Trailer Court Site to the table. Discussion held. It was the consensus of the board to schedule a special meeting for June 25, 2012, if necessary, to entertain a counter offer from the potential buyer. 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 on the status of the project. 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. 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 Statewide Health Improvement Program (SHIP) to the table. Commissioner Hermanson made a motion to approve a reimbursement request of \$326.00 with a second from Commissioner Braun. President Schuster called for a vote Braun and Hermanson voting yea. Motion carried. Commissioner Braun made a motion to approve a second request of \$352.50 with a second from Commissioner Hermanson. President Schuster called for a vote with Braun and Hermanson voting yea. Motion carried.

President Schuster brought the topic of Rental Rehabilitation Deferred Loan Program (Info) to the table. The board reviewed the documents supplied in the packet. 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, July 19, 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