



HOUSING & REDEVELOPMENT AUTHORITY

CITY OF WELLS, MINNESOTA

MINUTES FEBRUARY 11, 2014

The Wells Housing & Redevelopment Authority (HRA) convened on February 11, 2014 at 5:30 pm in the Wells City Hall Conference Room. President Ann Marie Schuster called the meeting to order with the following members present: David Braun, Bill Groskreutz, Jr. and Tom Schindler. Members absent: none. Also present were LifeStyle Management Representative Jim Abbe and City Administrator Robin Leslie.

AGENDA

The agenda for the February 11, 2014 meeting was reviewed. Motion by Braun and second by Groskreutz to approve as printed. Motion carried.

MINUTES

The minutes of the January 14, 2014 meeting were reviewed. Motion by Groskreutz and second by Braun to approve as printed. Motion carried.

CONSENT ITEMS

The bills and financial statements were discussed. Motion by Groskreutz and second by Braun to approve bills with the addition of bills from Schrader Enterprises for snow removal at 436-466 1st Ave SW and MERC for 240 5th Ave NW. Motion carried.

Motion by Schindler and second by Braun to approve the financial statements as presented. Motion carried.

LIFESTYLE MANAGEMENT REPORT

The financial reports regarding Broadway Apartments and Park Place Townhomes were discussed. Mr. Abbe reported two units at Broadway Apartments were leased with one vacancy left and that the maintenance person hired already has a boiler license. He also mentioned Heyn is all but finished with the work at the Park Place Townhomes except for the wall dividers on patios.

Motion by Braun and second by Groskreutz to approve the Broadway Apartments 2014 Budget with one transfer of \$10,000 from the 700 account to the 719 account. Motion carried.

Motion by Braun and second by Schindler to approve the Park Place Townhomes 2014 Budget as presented. Motion carried.

OLD BUSINESS

240 West 5th Ave NW-The HRA attorney reviewed the donation agreement and believes the HRA purchased the property “as is” and legally can dispose of the property as it sees fit. Board member Braun stated he felt the east foundation wall is bowing and prior to deciding what to do with the property, an estimate should be received to determine if it would be cost-effective to fix along with all of the other repairs needed. The Board directed staff to try to get quotes from Dan Treptow and Tony Mosser by the next meeting. At that time, the Board would determine what to do with the property and if the utility meters should be pulled from the property.

436-466 1st Ave SW-This property sale closed on February 4, 2014. Insurance and snow removal will be cancelled.

NEW BUSINESS

2014 Minnesota Participating Cities Program (MCP) - Motion by Groskreutz and second by Schindler to authorize participation. Motion carried.

SCDP Loan Subordination Request- No information was provided. It was discussed the Board should have a policy/forms for subordination requests.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, March 11, 2014 at 5:30 pm in the Wells City Hall Conference Room.

ADJOURNMENT

Motion by Braun and second by Groskreutz to adjourn the meeting. Meeting adjourned at 7:40 pm.

Secretary/Treasurer David Braun

City Administrator Robin Leslie