



Housing & Redevelopment Authority Meeting Minutes
Tuesday, September 9, 2014, 5:30 pm
Wells City Hall

The Wells Housing & Redevelopment Authority (HRA) convened on September 9, 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 Thomas Schindler. Members absent: Zoa Heckman. Also present was City Administrator Robin Leslie and Jim Abbe, Lifestyles Inc.

AGENDA

The agenda for the September 9, 2014 meeting was reviewed. Motion by Braun and second by Groskreutz to approve the agenda with the following additions: bill from Southern Minnesota Excavating, discussion on tax forfeiture properties and an additional blighted residential property demolition grant program application. Motion carried.

MINUTES

The minutes of the August 5, 2014 meeting were reviewed. Motion by Groskreutz and second by Schindler to approve as printed. Motion carried.

CONSENT ITEMS

The bills and financial statements were discussed. Motion by Schindler and second by Groskreutz to approve bills and financial statements including the additional bill from Southern Minnesota Excavating in the amount of \$6,723.00. Motion carried.

Motion by Groskreutz and second by Braun to transfer \$10,000 from the money market to the checking account to cover the cost of the bill from Southern Minnesota Excavating. Motion carried.

PUBLIC COMMENT

None.

LIFESTYLE MANAGEMENT REPORT

Mr. Abbe gave the board a brief update on Broadway Apartments and Park Place Townhomes. He has recently contacted Arnie Schrader from Schrader Enterprise regarding the sales tax that was mistakenly charged. Schrader stated he would credit the account. Mr. Abbe also reported regular inspection is scheduled for October 7th and currently there are two vacant units (403 and 408) with two applications pending. He also stated 404 was rented and maintenance crews have been working on recent air conditioning issues at Park Place.

NEW BUSINESS

Blighted Residential Property Demolition Grant Program Applications-The Board discussed two residential property demolition applications. Motion by Groskreutz and second by Braun to approve grant application from Beusing in the amount of \$4,250 Motion carried. Motion by Groskreutz and second by Braun to approve grant application from Weber in the amount of \$3,750. Motion carried.

CD 21391 Maturation- Motion by Groskreutz and second by Schindler to authorize a 1 year renewal at a local institution with the best rate. Motion carried 3-0 (Schuster voting in favor; Groskreutz abstaining).

Tax Forfeiture Properties- Motion by Schindler and second by Braun to table this discussion until the October 14th meeting. Motion carried.

OLD BUSINESS

240 West 5th Ave NW- Motion by Groskreutz and second by Schindler to advertise 240 5th Ave NW for sale with a minimum bid of \$7,500.00 and purpose stated. Motion carried.

Bylaw Update- Motion by Braun and second by Schindler to approve the bylaw updates with the amendment of three authorizing signatures. Motion carried.

New Project Ideas- The board prioritized new project ideas as follows:

1. West Meadow Subdivision-directed Ms. Leslie to look into getting an appraisal & marketing property.
2. Brown Property/USC lots-directed Ms. Leslie to get demolition/abatement estimates for the Brown property.
3. Park Place Phase II
4. Old USC site
495 8th St SW - 4-plex-being privately redeveloped
~~Duane Johnson property~~ – no further information so let private market dictate

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, October 14, 2014 at 4:30 pm in the Wells City Hall Conference Room.

ADJOURNMENT

Motion by Braun and second by Groskreutz to adjourn the meeting. Meeting adjourned at 8:00 pm.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk