



Housing & Redevelopment Authority Meeting Minutes
Tuesday, October 14, 2014, 4:30 pm
Wells City Hall

The Wells Housing & Redevelopment Authority (HRA) convened on October 14, 2014 at 4:30 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., Zoa Heckman and Thomas Schindler. Members absent: none. Also present was City Administrator Robin Leslie and Jim Abbe, Lifestyles Inc.

AGENDA

The agenda for the October 14, 2014 meeting was reviewed. Motion by Braun and second by Groskreutz to approve the agenda as presented. Motion carried.

MINUTES

The minutes of the September 9, 2014 meeting were reviewed. Motion by Groskreutz and second by Heckman to approve as printed. Motion carried.

CONSENT ITEMS

The bills and financial statements were discussed. Motion by Heckman and second by Groskreutz to approve bills, including the payment to Dave Buesing in the amount of \$4,250 for his demolition grant. Motion carried.

Heckman brought to the Board's attention the condition of the Buesing property and suggested the Board establish criteria by which to judge these applications.

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

Ms. Leslie provided the board with a staff update. Leslie stated the Lifestyles Inc. contract is up for renewal. She stated an ad was placed for the 240 5th Ave NW property with a November 1st deadline so any bids received will be ready for the next scheduled meeting. Leslie also stated the HRA bylaws were approved by Council.

PUBLIC COMMENT

Rosemary Schwartz stated she happened to be in the Buesing house before it was demolished and thought it might be a good idea to set some blighted property standards before demolition grants are awarded.

She also expressed interest in 500 1st Ave SW tax forfeiture property to be discussed later in the meeting. She stated her family has been using the lot for a garden.

LIFESTYLE MANAGEMENT REPORT

Mr. Abbe gave the board a brief update on Broadway Apartments and Park Place Townhomes. Abbe stated there are still two vacant units (308 and 403) at Broadway Apartments. Recently, there was a REAC inspection done by HUD and a score of 77 was received. Abbe stated it was lower than expected but still above 60 so another inspection won't be needed for three more years. He stated the lower score was resulted from an electrical panel issue and issues with door latches. Abbe also stated there is some

heating maintenance needed and all the windows have been washed for the year. Abbe informed the board that Park Place is at 100% occupancy.

NEW BUSINESS

None

OLD BUSINESS

Tax Forfeiture Properties

500 1st Ave SW

Ms. Leslie informed the board that the tax forfeiture properties placed on a six month hold will have to be maintained during that time, including all snow removal. Heckman stated she feels the best option is to purchase 500 1st Ave SW that way the HRA can make sure that the property is used for its best use. Motion by Heckman and second by Schindler to recommend the City Council approve purchase of 500 1st Ave SW. Motion carried 3-1, Groskreutz opposed.

218 3rd Ave SE

Ms. Leslie informed the board that there is a \$1,500 street assessment on this particular property. Motion by Schindler and second by Braun to recommend the City Council approve purchase of 218 3rd Ave SE and wave the current assessment. Motion carried 3-1, Groskreutz opposed.

West Meadow Subdivision- Motion by Heckman and second by Braun to obtain two different appraisals for both commercial and residential use of the West Meadow Subdivision property. Motion carried.

Brown Property Update/USC Lots- Motion by Heckman and second by Schindler to offer Mr. Brown \$5,000 for his property at 1140 2nd Ave SW demonstrating that the HRA will take care of all removal and abatement costs and that assessments would be paid by buyer. Motion carried.

Park Place Phase II- Motion by Braun and second by Heckman to obtain estimate for the Park Place Phase II. Motion carried.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, November 25, 2014 at 4:30 pm in the Wells City Hall Conference Room.

ADJOURNMENT

Motion by Braun and second by Schindler to adjourn the meeting. Meeting adjourned at 6:17 pm.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk