



Housing & Redevelopment Authority Meeting Minutes
Tuesday, November 25, 2014, 4:30 pm
Wells City Hall

The Wells Housing & Redevelopment Authority (HRA) convened on November 25, 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 November 25, 2014 meeting was reviewed. Heckman stated she would like to add Historical HRA Records as an item under new business. Motion by Braun and second by Schindler to approve the agenda with the addition of Historical HRA Records. Motion carried.

MINUTES

The minutes of the October 14, 2014 meeting were reviewed. Motion by Groskreutz and second by Braun to approve with corrections to the consent items and public comment sections. Motion carried.

CONSENT ITEMS

The bills and financial statements were discussed. Motion by Heckman and second Braun to approve bond payment in the amount of \$60,120.25. Motion carried. Motion by Groskreutz and second by Braun to pay the bills. Motion carried.

Motion by Heckman and second by Schindler to reimburse the City for tax forfeitures. Motion carried.

Motion by Heckman and second by Schindler to transfer \$150,000 from Acct #723700 to a 12 month CD at the best local rate in the name of Broadway Apartments. Motion carried.

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

PUBLIC COMMENT

Tim Schwartz was present to discuss the property at 500 1st Ave SW. President Schuster stated the HRA just authorized payment for that property but it is not in their possession yet and no decision has been made as far as what will be done with the property. Schwartz stated he has interest in buying the property to use the building as a community space for neighbors with gardening equipment. Schwartz also asked the HRA notify him once a decision is made.

LIFESTYLE MANAGEMENT REPORT

Mr. Abbe gave the board a brief update on Broadway Apartments and Park Place Townhomes. Abbe stated December 5th is the Light Up a Life tree lighting ceremony and the Christmas Dinner party is Saturday, December 6th, which all board members are welcome to attend. Abbe stated 308 & 403 are still vacant and 210 will be coming vacant in November. Abbe also stated he is not finished with the 2015 budget because a rent comparability study has to be completed first.

Abbe presented the board with estimates for a new computer. Motion by Heckman and second by Braun to approve purchase of an HP computer for \$350.00 and to use a monitor from the City. Motion carried.

NEW BUSINESS

Residential Demolition Grant- 330 North Broadway

Motion by Heckman and second by Braun to approve demolition grant application at 330 North Broadway. Motion carried.

Heckman stated she strongly feels there should be some criteria as to how a property is considered blighted or not. In the meantime, the Board determined the Demolition Grant Program shall be put on a hold until such criteria is developed. Motion by Heckman and second by Braun to put program on hold. Motion carried.

Historical HRA Records

Heckman stated she has heard several times that the HRA historical records are in a pile downstairs. Ms. Leslie stated they are not in a pile but that they are in unorganized boxes. She also stated all the recent HRA files and documents have been brought upstairs and are filed in filing cabinets. Leslie also stated she has spent several hours organizing the files but it's going to take some time to finish. No action taken.

OLD BUSINESS

240 5th Ave NW

Ms. Leslie informed the board that the ad to sell the empty lot at 240 5th Ave NW only ran one time because of a mistake made by the Wells Mirror. Leslie stated she will let the adjacent property owners know it's for sale but any further marketing can wait until spring. No action taken.

West Meadow Subdivision

Motion by Heckman and second by Braun to hire Robinson Appraisal not to exceed \$1,250. Motion carried.

Brown Property/USC Lots

Ms. Leslie stated she heard back from Mr. Brown regarding the counter offer but he has not made a decision.

Park Place Phase II

No update.

Old USC Site

Ms. Leslie stated their auction is scheduled for December 6th.

Tax Forfeiture Properties

Groskreutz stated the Floyd Vrieze property will also be coming as a tax forfeiture soon.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, December 9, 2014 at 4:30 pm in the Wells City Hall Conference Room.

ADJOURNMENT

Motion by Braun and second by Heckman to adjourn the meeting. Meeting adjourned at 6:16 pm.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk