



HOUSING & REDEVELOPMENT AUTHORITY

CITY OF WELLS, MINNESOTA

MINUTES OCTOBER 22, 2013

The Housing & Redevelopment Authority of Wells, Minnesota (HRA) convened in regular session on October 22, 2013 at 5:30 p.m. in the Wells City Hall Conference Room. Vice-President Bill Groskreutz, Jr. called the meeting to order with the following members present: Ross Hermanson and Tom Schindler. Absent was Ann Marie Schuster and David Braun. Also present were LifeStyle Management Representative Jim Abbe and City Administrator Robin Leslie.

AGENDA

The agenda for the October 22, 2013 meeting was reviewed. Motion by Hermanson and second by Schindler to approve as printed. Motion carried.

GUEST

John Dettloff, The Craig Company, was in attendance representing Heartland Senior Living, a new non-profit organization. Mr. Dettloff gave a short presentation about the new assisted living facility planned for the former site of The Haven. He stated they are planning for 20 assisted living and 20 memory care units. He also stated Parkview Care Center, to be owned by the same non-profit, will be reducing their beds from 50 to 40 beds and Parker Oaks in Winnebago will also be downsized. In addition, he stated they are looking at \$6.5 million in financing and are looking for community members to serve on the board for the non-profit.

MINUTES

The minutes of the September 19, 2013 meeting were reviewed. Motion by Schindler and second by Hermanson to approve as printed. Motion carried.

CONSENT ITEMS

The bills and financial statements were discussed. Motion by Hermanson and second by Schindler to approve as presented. Motion carried.

LIFESTYLE MANAGEMENT REPORT

The financial reports regarding Broadway Apartments and Park Place Townhomes were discussed. Jim Abbe reported that Senior Nutrition has moved back to the Community Center and they had one move-out for November 30th. He also discussed window washing, patio doors, storm repairs and the December 7th Christmas party.

Motion by Hermanson and second by Schindler to set a cap of \$500 for window washing. Motion carried.

OLD BUSINESS

A new project for Project Phoenix was briefly discussed. City Administrator Leslie stated she would be sending a letter to the owner of Parcel ID 302450210 to see if there is interest in the program.

The Wells Fargo Donation of 540 5th Ave NW was discussed. Ms. Leslie stated the locks had been changed and commented on the condition of the property. Upon her review and experience, the project appeared to be a very costly rehabilitation. She suggested the Board look into exactly what the purchase conditions were before investing any funding into the project.

NEW BUSINESS

None

ADJOURNMENT

The next scheduled HRA meeting was set for Tuesday, November 26, 2013 at 5:30 p.m. in the Wells City Hall Conference Room. Motion by Hermanson and second by Schindler to adjourn the meeting. Meeting adjourned at 6:45 p.m.

Secretary/Treasurer Thomas Schindler

City Administrator, Robin Leslie