



Housing & Redevelopment Authority Meeting Minutes
Tuesday, January 12, 2016, 5:30 pm
Wells Community Center

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, January 12, 2016 at 5:30 pm in the Wells Community Center. President Bill Groskreutz called the meeting to order with the following members present: David Braun, Ann Marie Schuster, and Thomas Schindler. Also present was Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the January 12, 2016 meeting was reviewed. Motion by Schuster and second by Braun to approve the agenda with the addition of Demolition Assistance Program, Broad Member Resignation and 501 1st Ave SE. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

The minutes of the December 8, 2015 meeting were reviewed. Motion by Schuster and second by Schindler to approve as presented. Motion carried.

The bills and financial statements were discussed. Motion by Schuster and second by Braun to approve the bills as presented. Motion carried.

Motion by Schuster and second by Schindler to table the financial statements until the February meeting so that all account balances can be entered. Motion carried.

LIFESTYLE MANAGEMENT REPORT

Jim Abbe from Lifestyle Management provided the Board a brief update on Broadway Apartments and Park Place Townhomes. Abbe stated that the crack filling on the North end of the building is complete and that Royers replaced a thermostat in unit 207. Abbe also stated there is one unit vacant at both Broadway and Park Place but that there are applications pending.

In addition, Abbe stated that he will provide the Board with copies of the 2016 budget and that he is requesting a transfer from the Broadway checking to the Lifestyle operating account for January.

Motion by Schuster and second by Schindler to transfer \$10,500 from the Broadway Checking Account 723-700 to the Lifestyle Operating Account 723-719 for the month of January. Motion carried.

BUSINESS ITEMS

Housing Study- Boeck informed the Board that Community Partners Research hoped to start the interview process for the housing study by the end of January. Boeck also stated that they are requesting a list of people or businesses that the HRA wants to have interviewed in part of the study.

The following list was drafted and provided to Community Partners Research:

Contractor- Dan Treptow/Kim Lau
Realtor- Kim Huper

Electrician/Plumber- Ron Hartman
Doctor/Nurse- Dr. Johnson/Nancy Linder
Minister- Paul Woolverton
Utilities- Brian Shock
Loan Officer- Deb Johnson
Low Income/Food Shelf- Cindy Matson
School- Jennifer Crawford
Wells Concrete HR- Larry Treptow
Nursing Home- Bob Johanson/Pat Dallman

It was the consensus of the Board that those partaking in the interviews are not involved in City Government.

Old USC Property Planning- Boeck provided the Board with a brief update on the contamination and fill issues. It was the consensus of the Board to request a joint closed session with the City Council on January 25th to see if there is interest in negotiating jointly on some of the available parcels.

Demolition Contract- Motion by Schuster and second by Braun to table this item until the February 9th meeting. Motion carried.

1140 2nd Ave SW- Delinquent Property Taxes- Boeck provided the Board with an update on the delinquent property taxes at 1140 2nd Ave SW. It was the consensus of the Board that the HRA is responsible for the second half of the property taxes as agreed upon in the sale and that a request be made to Fundt and Johnson to pay the accrued penalties.

Demolition Assistance Program- Motion by Schuster and second by Braun to table this item until the February meeting. Motion carried.

MCPP Participation- Motion by Schindler and second by Braun to participate in the 2016 Minnesota City Participation Program. Motion carried.

Board Member Resignation- Motion by Schindler and second by Braun to approve resignation from Zoa Heckman effective immediately. Motion carried.

501 1st Ave SE- Motion by Schuster and second by Schindler to table this item until the February meeting. Motion carried.

ANNOUNCEMENTS

President Groskreutz reminded the Board that the next meeting will be held on Tuesday, February 9, 2016 at 5:30 pm in the Wells Community Center.

ADJOURNMENT

Motion by Braun and second by Schindler to adjourn the meeting at 8:10 pm. Motion carried.

Secretary/Treasurer Ann Schuster

Megan Boeck, Deputy City Clerk