



Housing & Redevelopment Authority Meeting Minutes
Tuesday, March 10, 2015, 4:30 pm
Wells City Hall

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, March 10, 2015 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, Zoa Heckman and Thomas Schindler. Also present was City Administrator Robin Leslie and Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the March 10, 2015 meeting was reviewed. Motion by Groskreutz and second by Schindler to approve the agenda with the addition of United Board Meeting Discussion and Dave & Brenda Weber Revised Request. Motion carried.

MINUTES

The minutes of the February 10, 2015 meeting were reviewed. Motion by Braun and second by Schindler to approve with corrections. Motion carried.

CONSENT ITEMS

The bills and financial statements were discussed. Motion by Braun and second by Schindler to approve bills as presented with the addition of \$23 to Schrader Enterprises and \$72 to Wells Mirror. Motion carried.

Motion by Heckman and second by Schindler to transfer \$10,500 monthly to Broadway Apartments operations budget for snow removal.

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

PUBLIC COMMENT

None.

LIFESTYLE MANAGEMENT REPORT

Jim Abbe provided the board with a report via email since he could not be in attendance. Abbe noted Broadway Apartments and Park Place are both at 100% occupancy. Abbe is still waiting for the remaining retrofit lighting bids and there will be a contractor coming to replace and secure rain gutters.

Motion by Heckman and second by Groskreutz to approve estimate for blinds in the amount of \$1316.70. Motion carried.

Ms. Leslie stated she will request that Mr. Abbe have Management Agreements for the Board at the next meeting.

NEW BUSINESS

Joint Meeting Discussion- The Board discussed checking with the other boards to see if there was interest in having a joint meeting, as has been done in the past. President Schuster stated she would do so.

Resolution 2015-01 Certifying Banking Powers Granted to HRA Officers & City Staff- Motion by Groskreutz and second by Heckman to approve Resolution 2015-01 Certifying Banking Powers Granted to HRA Officers & City Staff. Motion carried.

CD #501 (Paragon) Renewal- Motion by Groskreutz and second by Heckman to reinvest at best local rate. Motion carried.

Weber Demolition Grant Revised Request- Motion by Groskreutz and second by Herman to approve revised request from Dave and Brenda Weber (188 1st Ave SW) to cover the additional vermiculite removal costs. The new grant approval amount is the maximum of \$5,000. Motion carried.

OLD BUSINESS

SCDP Loan Subordination Request (Herme)- Motion by Groskreutz and second by Schindler to approve the loan Subordination Request with the new first mortgage in the amount of \$41,500 and the HRA SCDP loan amount of \$25,704 in 2nd position. The new loan to value will be 115.9%. Motion carried.

Demolition Grant Program Revised Guidelines- Motion by Groskreutz and second by Braun to table this item until the April 14, 2015 meeting. Motion carried.

West Meadow Subdivision- Ms. Leslie provided the Board with an update on the neighboring Rankin property stating the Rankin family was not interested in an agreement with the HRA at this time but would keep them in mind for future consideration. No action taken.

Brown Property/USC Lots- Motion by Groskreutz and second by Braun to offer Mr. Brown \$15,000 for his property with clean title and quick close. Motion carried.

Park Place Phase II- No update.

500 1st Ave SW- Motion by Groskreutz and second by Braun to accept the only received offer from Tim and Mary Schwarz for property located at 500 1st Ave SW in the amount of \$2,000. (3-1 with Heckman voting against). Motion carried.

218 3rd Ave SE- Motion by Braun and second by Heckman accept lowest estimate for demolition received by Monday, March 16th and to approve the lowest estimate for environmental abatement. Motion carried.

240 5th Ave NW- It was the consensus of the Board to continue the advertisement for this property with changes for the other two properties.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, April 14, 2015 at 5:30 pm in the Wells City Hall Conference Room.

ADJOURNMENT

Motion by Heckman and second by Braun to adjourn the meeting at 7:25. Motion carried.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk