



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

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

AGENDA

The agenda for the April 12, 2016 meeting was reviewed. Motion by Braun and second by Schindler to approve the agenda with the addition of Demolition Grant Application. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

The minutes of the March 8, 2016 meeting were reviewed. Motion by Schindler and second by Braun to approve with corrections. Motion carried.

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

Motion by Braun and second by Schindler to approve additional transfer of \$10,000 from Broadway Account 723-700 to 723-719. Motion carried

LIFESTYLE MANAGEMENT REPORT

Jim Abbe from Lifestyles Management was present and stated that there was more caulking done at the North end of the building at Broadway and that there are currently three vacancies. Abbe also stated that the elevator has been repaired recently and that regular maintenance is covered by contract. In addition, Abbe stated that Park Place is currently full.

BUSINESS ITEMS

Housing Study Draft Presentation, Community Partners Research- Steven Griesert provided the Board with a brief overview of the housing study draft. Griesert stated that the goals of this study are to provide updated demographic data, an analysis of the current housing stock, examine future housing trends and provide market analysis for housing development. Griesert also stated that he would like the Board to review the draft and provide him with any changes or corrections in the next 30 days.

Old USC Property Planning- No update.

Marketing HRA Properties- Motion by Braun and second by Schindler to approve proposal from Brad Heggen Realty for marketing HRA properties at 218 3rd Ave SE and 240 5th Ave NW and begin with a list price of \$5,000. Motion carried.

2016 Mowing Bids- Boeck informed that Board that she received one bid from Schrader Enterprise for mowing HRA properties for the 2016 season. It was the consensus of the Board that the bid price for

mowing at Broadway and Park Place was too high and that Boeck should solicit new bids from other contractors for those properties.

Motion by Schindler and second by Steele to approve the mowing bid from Schrader Enterprises for the below properties. Motion carried.

West Meadow Subdivision: \$264/yr

218 3rd Ave SE: \$276/yr

240 5th Ave NW: \$299/ yr

1140 2nd Ave SW: \$415/ yr

501 1st Ave SE- Boeck informed the Board that Dulas plans to demolish the property as soon as the road postings are removed and that the garage contents need to be removed by then. It was the consensus of the Board to move the remainder of the garage contents on Saturday, April 23rd.

Demolition Grant Application, 695 2nd Ave SW- Motion by Schindler and second by Braun to approve demolition application from Brandon Nasinec for 695 2nd Ave SW contingent upon a final walk through by Board members. Motion carried.

ANNOUNCEMENTS

President Groskreutz reminded the Board that the next meeting will be held on Tuesday, May 10, 2016 at 5:30 pm in the Wells Community Center.

ADJOURNMENT

Motion by Braun and second by Schindler to adjourn the meeting at 7:45 pm. Motion carried.

Secretary/Treasurer Ann Schuster

Megan Boeck, Deputy City Clerk