



Housing & Redevelopment Authority Meeting Minutes
Tuesday, May 10, 2016, 5:30 pm
Wells Community Center

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, May 10, 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, Ann Marie Schuster and Cal Steele. Also present was Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the May 10, 2016 meeting was reviewed. Motion by Schindler and second by Steele to approve the agenda with the addition of Staffing Plan and 501 1st Ave SE. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

The minutes of the April 12, 2016 and April 27, 2016 meeting were reviewed. Motion by Braun and second by Schindler to approve as presented. 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.

LIFESTYLE MANAGEMENT REPORT

Jim Abbe from Lifestyles Management was present and stated that Broadway hosted their annual resident meeting and that the Fire Chief and First Captain were present to review the fire action and evacuation plan. Abbe also stated that the caulking project is still ongoing and that Anders Window Cleaning has been hired to do the window cleaning this summer. In addition, Abbe stated that there are no vacancies at Park Place.

The Board discussed the low balance of Lifestyles checking account #723-719 after the 2015 audit, property insurance and property taxes were paid. Motion by Braun and Schindler to transfer \$10,000 from PSB Checking #723-700 to Lifestyles checking #723-719. Motion carried.

BUSINESS ITEMS

Housing Study Review- The Board discussed several changes to the housing study draft. Motion by Schuster and second by Braun to request changes and a second draft copy provided by the June 14th meeting. Motion carried.

Old USC Property Planning- No update.

218 3rd Ave SE – Sidewalk Replacement- Motion by Schuster and second by Braun to approve replacement proposal from Mosser Masonry in the amount of \$1025.00. Motion carried.

Staffing Plan- Groskreutz stated that the HRA needs to discuss staffing meetings during Boeck's maternity leave, in addition to covering the HRA's day to day business. Boeck stated the City recently contracted with FCDC for additional economic and development staffing and that they might be an

option for her leave. Motion by Braun and second by Schindler to request FCDC handle the HRA staffing during Boeck's maternity leave. Motion carried.

501 1st Ave SE- Schindler stated that he feels it was a shame to tear down a structurally sound garage that could have potentially added value to the property but that he is glad to see the house demolished. Groskreutz stated that the Board should print a thank you in the Wells Mirror to the Street Department and Peterson Refuse for all their help with cleanup prior to demolition.

Motion by Braun and second by Schindler to list 501 1st Ave SE for sale with Brad Heggen Realty. 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