



Housing & Redevelopment Authority Meeting Minutes
Tuesday, July 14, 2015, 5:30 pm
Wells Community Center

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, July 14, 2015 at 5:30 pm in the Wells Community Center. President Ann Marie Schuster called the meeting to order with the following members present: David Braun, Bill Groskreutz, and Thomas Schindler. Absent: Zoa Heckman. Also present was Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the July 14, 2015 meeting was reviewed. Motion by Schindler and second by Groskreutz to approve the agenda as presented. Motion carried.

MINUTES

The minutes of the June 9, 2015 meeting were reviewed. Motion by Schindler and second by Groskreutz to approve as presented. Motion carried.

CONSENT ITEMS

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

PUBLIC COMMENT

Mike Schrader was present and stated he would like to discuss the options for developing a property near the new school. Boeck informed Mr. Schrader that the property would first have to be platted and then stubbed for utilities. President Schuster stated that the HRA is separate from the City of Wells and that their goal is to operate under a set of parameters that advocates housing for low to moderate incomes. Mr. Schrader stated that he has gotten approximate costs in relation to infrastructure and development and that he would continue to look into different financing alternatives and report back to the Board if needed.

LIFESTYLE MANAGEMENT REPORT

Boeck gave the Board a brief update on Broadway Apartments and Park Place Townhomes as Jim Abbe was unable to be in attendance. Boeck stated new screens for the community room patio doors at Broadway were installed and plans are being made for the annual picnic. Boeck also stated that as of August 1st, both Broadway and Park Place will be at full occupancy.

NEW BUSINESS

Revisit Demolition Request – 191 4th Ave NW- It was the consensus of the Board that the decision to deny Mr. Ewerts grant application be upheld and that in the future, grants will not be awarded for work completed prior to Board approval.

Motion by Braun and second by Schindler to add the following language to section C: 6) No grants shall be awarded for work completed prior to Board approval. Motion carried.

OLD BUSINESS

Brown Property/USC Lots- No action taken. Boeck updated the Board on the demolition of the Brown property. Schuster stated she will meet with representatives from the Building Committee to gauge their interest on buying/trading the property and report back at the next meeting.

218 3rd Ave SE- No action taken. Boeck informed the Board that Abestrol performed the asbestos abatement and demolition has been scheduled.

Groskreutz stated that going forward the HRA needs to advertise for bids and make a decision based on the lowest responsible bidder.

Housing Incentives Discussion- No action taken. It was the consensus of the board that in lieu of developing a specific program, housing incentives can be determined on a case by case basis.

44 1st Street SE- No action taken. It was the consensus of the Board that this property is not of interest unless an application for demolition is presented.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, August 11, 2015 at 5:30 pm in the Wells Community Center.

ADJOURNMENT

Motion by Schindler and second by Braun to adjourn the meeting at 7:21 pm. Motion carried.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk