



Housing & Redevelopment Authority Meeting Minutes
Tuesday, September 8, 2015, 5:30 pm
Wells Community Center

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, September 8, 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, Zoa Heckman and Thomas Schindler. Also present was Deputy City Clerk Megan Boeck.

AGENDA

The agenda for the September 8, 2015 meeting was reviewed. Motion by Braun and second by Heckman to approve the agenda as presented. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

The minutes of the August 11, 2015 meeting were reviewed. Motion by Braun and second by Groskreutz to approve as presented. Motion carried.

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

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

LIFESTYLE MANAGEMENT REPORT

Jim Abbe from Lifestyle Management presented the Board with a brief update on Broadway Apartments and Park Place Townhomes. Abbe stated that Broadway Apartments has one vacancy and that residents continue to enjoy the different special events. Abbe also stated that 28 people were present for the Annual Picnic and that he will provide the Board with an update on the caulking project at the next meeting.

BUSINESS ITEMS

501 1st Ave SW Donation- Motion by Heckman and second by Braun to accept donation of 501 1st Ave SE with the following conditions: the HRA will pay half the demolition costs not to exceed \$5,000 and respectfully requests the City bate the property prior to demolition and maintain the property. Motion carried.

SCDP Forgiveness Request- 1175 3rd Ave SW- Boeck informed the Board that Bryan Koller wrote the HRA members requesting that the SCDP loan amount of \$23,000 be forgiven due to a recent opportunity to relocate. Motion by Schindler and second by Braun to deny request as presented with the condition that the Board be willing to reconsider should more information be provided. Heckman abstained. Motion carried.

Demolition Contract- Motion by Groskreutz and second by Schindler to table this item until the next meeting. Motion carried.

555 2nd Ave SW- Motion by Heckman and second by Braun to accept conveyance of tax forfeiture property 555 2nd Ave SE with the following conditions: the City pays 50% of demolition costs and maintains the property. Motion carried.

Brown Property/USC Lots- No action taken. Schuster stated she will discuss the sale and/or trading of the Brown Property with the Building and Grounds Committee at their next meeting.

1140 2nd Ave SW Tree Damage/Grading- Boeck informed the Board that to date no work has been done to remove the damaged tree or re-grade the site. It was the consensus of the Board that Boeck send Dulas Excavating a written notice of this concern.

218 3rd Ave SE- Motion by Groskreutz and second by Heckman to advertise 218 3rd Ave SE with no minimum bid. Motion carried.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, October 13, 2015 at 5:30 pm in the Wells Community Center.

ADJOURNMENT

Motion by Braun and second by Groskreutz to adjourn the meeting at 8:35 pm. Motion carried.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk