



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

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, December 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 December 8, 2015 meeting was reviewed. Motion by Heckman and second by Schindler to approve the agenda as presented. Motion carried.

PUBLIC COMMENT

None.

CONSENT ITEMS

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

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

Motion by Heckman and second by Braun 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 there was a HUD inspection done on 17 different apartments at Broadway and that they were rated at a 94B. Abbe also stated that residents have requested a new TV for the dining area.

Motion by Heckman and second by Schindler to authorize the purchase of a new TV not to exceed \$500.00. Motion carried.

In addition, Abbe stated that rent at Park Place is increasing \$3 per unit per month.

BUSINESS ITEMS

Housing Study- Boeck presented the Board with two housing study proposals:

Community Partners Research	\$11,500.00
Maxfield Research	\$13,000.00

Motion by Groskreutz and second by Braun to approve proposal from Community Partners Research in the amount of \$11,500.00. Motion carried.

Old USC Property Planning- No action taken. Ann Schuster informed that Board that she met with Dr. Jensen regarding the HRA's proposal for Property 1 (all) and Property 2 (lot 12). She stated that because

the old school site did not pass soil borings, the property would not be able to be transacted but that the School is interested in moving forward with trading property 2 (lot 12) for the “Brown Property”. In addition, Schuster stated that she feels the Board’s next step is to schedule a joint meeting with the City Council to discuss the sale of these properties.

Demolition Contract- No action taken. It was the consensus of the Board that the contract needs to be reviewed by all Board members with discussion to be held at the January 12th meeting.

ANNOUNCEMENTS

President Schuster reminded the Board that the next meeting will be held on Tuesday, January 12, 2015 at 5:30 pm in the Wells Community Center.

ADJOURNMENT

Motion by Schindler and second by Braun to adjourn the meeting at 7:12 pm. Motion carried.

Secretary/Treasurer David Braun

Megan Boeck, Deputy City Clerk