



HOUSING & REDEVELOPMENT AUTHORITY

CITY OF WELLS, MINNESOTA

MINUTES

Regular Session of HRA City of Wells

The Housing & Redevelopment Authority of Wells, Minnesota (HRA) convened in regular session on January 17, 2013 at 5:54 p.m. in the Wells City Hall, Conference Room. President Ann Marie Schuster called the meeting to order with the following members present: Commissioner David Braun, Vice-President Bill Groskreutz, Jr., Commissioner Ross Hermanson, and Secretary/Treasurer Tom Schindler. Also present were LifeStyle representative Jim Abbe, City Administrator Stephen Bloom, and Deputy City Clerk Debra Redman.

AGENDA:

The agenda for the January 17, 2013 regularly scheduled meeting was reviewed with Commissioner Braun making a motion to approve the agenda as presented. Commissioner Groskreutz seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

CONSENT ITEMS:

The minutes of the December 27, 2012 regularly scheduled meeting were reviewed with Commissioner Groskreutz making a motion to approve as written. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

Receipts of CD interest and TIF money were in packet for information only.

Copies of SHIP reimbursements and "Safe Route to School" pass throughs were in packet for information only.

The monthly financial reports were reviewed with Commissioner Groskreutz making a motion to approve as presented. Commissioner Braun seconded the motion. Discussion held on deposit from City of Wells. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

BROADWAY APARTMENT/PARK PLACE TOWNHOME REPORT:

LifeStyle representative Jim Abbe discussed the financial report regarding Broadway Apartments and Park Place Townhomes. Mr. Abbe reported a vacancy at the Broadway Apartments, no problems have occurred, and he is pricing common area carpet and patio doors. The Park Place Townhomes are full, the tree problem is not resolved yet, and Mr. Abbe presented a capital improvement plan for review.

OLD BUSINESS:

President Schuster brought the topic of Small Cities Development Program to the table. Discussion held on the number of completed projects and the HRA portion. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of Phoenix Project to the table. Commissioner Groskreutz made a motion to have City Administrator Bloom write a proposal for the Council packet offering the empty lot to the City minus adequate space to the property owner north of lot. Commissioner Braun will be at Council Meeting representing the HRA Commission. Commissioner Braun seconded the motion. Discussion held. President Schuster called for a vote with Braun, Groskreutz, Hermanson and Schindler voting yea. Motion carried.

President Schuster brought the topic of West Meadow Subdivision to the table. Discussion held on the sale of this platted area. Commissioner Groskreutz made a motion to table this item until the next meeting and City Administrator Bloom will supply a sample development agreement based on information needed to sell property to a developer. Commissioner Braun seconded the motion. Discussion held. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

ADJOURNMENT:

The next regularly scheduled HRA meeting was set for Thursday, February 21, 2013 at 5:30 p.m. in the Wells City Hall, Conference Room. Motion made by Commissioner Groskreutz to adjourn the meeting with a second from Commissioner Hermanson. Motion carried. Meeting adjourned 7:30 p.m.

Secretary/Treasurer Thomas Schindler

Deputy City Clerk, Debra Redman