



**Housing & Redevelopment Authority Meeting Minutes**  
**Tuesday, April 14, 2015, 4:30 pm**  
**Wells City Hall**

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, April 14, 2015 at 5:30 pm in the Wells City Hall Conference Room. Vice President Grozkreutz called the meeting to order with the following members present: David Braun and Thomas Schindler. Members absent: President Ann Marie Schuster and Zoa Heckman. Also present was Deputy City Clerk Megan Boeck.

**AGENDA**

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

**MINUTES**

The minutes of the March 10, 2015 meeting were reviewed. Motion by Braun and second by Schindler to approve with as presented. Motion carried.

**CONSENT ITEMS**

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

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

Schindler noted the checking account balance is running lower than typical and stated that a transfer might be necessary to cover expenditures. Motion by Schindler and second by Braun to transfer \$10,000 from money market account #264 to checking account #108. Motion carried.

**PUBLIC COMMENT**

None.

**LIFESTYLE MANAGEMENT REPORT**

Jim Abbe provided the board with an update on Broadway Apartments and Park Place Townhomes. Abbe stated apartments 206 and 310 were recently filled and that apartment 406 has been vacated and is in need of new flooring. Abbe informed the Board that Schrader Landscaping will be coming to trim the bushes at both Broadway and Park Place.

Abbe asked that the Board transfer \$10,000 from Broadway to Lifestyles to cover large first quarter expenses. Motion by Braun and second by Schindler to transfer \$10,000 from Broadway checking account #700 to Lifestyles checking account #719. Motion carried.

Abbe presented the Board with Management Agreements for both Broadway and Park Place. Motion by Schindler and second by Braun to approve Management Agreements for Broadway and Park Place retroactively to January 1, 2015. Motion carried.

Lastly, Abbe presented the Board with updated lighting retrofit bids. Groskreutz stated he would like to wait to make a decision on the matter until a full Broad is present. No action taken.

Heckman arrived at 6:15 pm.

**NEW BUSINESS**

**OLD BUSINESS**

**Demolition Grant Program Revised Guidelines-** Groskreutz stated he would like to wait to approve the revised Demolition Grant Program until a full board is present. No action taken.

**West Meadow Subdivision-** No update.

Heckman provided the Board with information regarding redevelopment program options and asked it be added to next month's agenda.

**Brown Property/USC Lots-** Boeck informed the Board that Brown accepted the Boards purchase offer and that City Administrator Leslie has forwarded the information to the City Attorney for a quick close.

**Park Place Phase II-** No update.

**500 1<sup>st</sup> Ave SW-** Boeck informed the Board that a closing date has yet to be determined but that the City Attorney continues to work on this.

**218 3<sup>rd</sup> Ave SE-** Motion by Braun and second by Schindler to approve low bid for asbestos removal from Asbestrol, Inc in the amount of \$2,350. Motion carried.

Motion by Heckman and second by Schindler to advertise properties as being done so currently. Motion carried.

**240 5<sup>th</sup> Ave NW-** No update.

**ANNOUNCEMENTS**

Vice President Groskreutz reminded the Board that the next meeting will be held on Tuesday, May 12, 2015 at 5:30 pm in the Wells City Hall Conference Room.

**ADJOURNMENT**

Motion by Schindler and second by Braun to adjourn the meeting at 7:00. Motion carried.

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Secretary/Treasurer David Braun

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Megan Boeck, Deputy City Clerk