



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 April 18, 2013 at 5:30 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, Commissioner Bill Groskreutz Jr., Commissioner Ross Hermanson, and Secretary/Treasurer Tom Schindler. Absent was LifeStyle Representative Jim Abbe. Also present was Deputy City Clerk Debra Redman.

AGENDA:

The agenda for the April 18, 2013 regularly scheduled meeting was reviewed with “Siglowski Loan” added under Old Business and “Gottberg Loan” added under New Business. Commissioner Hermanson made a motion to approve the agenda with the additions. Commissioner Braun 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 March 21, 2013 regularly scheduled meeting were reviewed with Commissioner Groskreutz making a motion to approve as written. Commissioner Schindler seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

The monthly bills were reviewed which included payment to Schrader Enterprises (\$56.00) and Faribault County Treasurer (\$329.52). Deputy Clerk Redman was instructed to contact the County Assessor to ask for ½ year exemption on the Melcher property. The monthly financial reports were reviewed with more information needed for the monthly spreadsheet. Commissioner Braun made a motion to approve payment of the bills and the financial reports as presented. Commissioner Schindler seconded the motion. Discussion held. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

BROADWAY APARTMENT/PARK PLACE TOWNHOME REPORT:

The financial reports regarding Broadway Apartments and Park Place Townhomes were given by President Ann Marie Schuster in Jim Abbe’s absents. The Broadway Apartment’s patio doors are here, have 1 vacancy, getting bids for common area carpet, inspection went well, and need repairs or replacement of elevator. The Park Place Townhomes had nothing to report at this time.

OLD BUSINESS:

President Schuster brought the topic of Small Cities Development Program to the table. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of the HRA lot that is for sale through Brad Heggen Realty to the table. Commissioner Schindler made a motion to list the lot with Brad Heggen Realty at the same price. 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 the West Meadow Subdivision to the table. Brad Potter, I & S Group, will be contacted to draft a Developer's Agreement for the HRA Board to discuss with him at their next meeting of May 16th.

President Schuster brought the topic of the advertisement to sell the recently acquired HRA property. Commissioner Groskreutz will look for a previously used ad. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of the Phoenix Project to the table. Discussion held on asbestos. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of the recently acquired HRA property. Commissioner Groskreutz made a motion to have the property surveyed. 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 will contact Bolton & Menk to survey for property line.

President Schuster brought the topic of the Siglowski Loan to the table. Discussion held. President Schuster will discuss the matter with City Attorney David Frundt and have him draft a letter with the appropriate provisions.

NEW BUSINESS:

President Schuster brought the topic of the Wells Fargo donation to the table. Commissioner Schindler made a motion to accept the Wells Fargo property donation. Commissioner Groskreutz seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

President Schuster brought the topic of the SCDP loan for 33 5th Street Southeast to the table. Commissioner Groskreutz made a motion to approve the sale of the property with the balance of the loan going with the sale of the property to the new owners. Motion died for a lack of a second. Commissioner Groskreutz made a motion to allow the loan transfer with the property owners bearing all legal expenses. Commissioner Schindler seconded the motion. Discussion held. President Schuster called for a vote with Groskreutz voting yea. Commissioners Braun, Hermanson, and Schindler voting nea. Motion failed.

ADJOURNMENT:

The next regularly scheduled HRA meeting was set for Thursday, May 16, 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 Braun. Motion carried. Meeting adjourned 8:15 p.m.

Secretary/Treasurer Thomas Schindler

Deputy City Clerk, Debra Redman