



**Housing & Redevelopment Authority Meeting Minutes**  
**Tuesday, May 12, 2015, 5:30 pm**  
**Wells Community Center**

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, May 12, 2015 at 5:30 pm in the Wells Community Center. Vice President Grozkreutz called the meeting to order with the following members present: David Braun, Zoa Heckman and Thomas Schindler. Members absent: President Ann Marie Schuster. Also present was City Administrator Robin Leslie and Deputy City Clerk Megan Boeck.

**AGENDA**

The agenda for the May 12, 2015 meeting was reviewed. Motion by Braun and second by Schindler to approve the agenda as presented. Motion carried.

**MINUTES**

The minutes of the April 14, 2015 meeting were reviewed. Motion by Braun and second by Heckman to approve with a change to the wording of the motion made under **218 3<sup>rd</sup> Ave SE**. Motion carried.

**CONSENT ITEMS**

The bills and financial statements were discussed.

Vice President Groskreutz asked that staff clarify two payments made on page 14 of the HRA packet and report back at the next meeting. Motion by Braun and second by Schindler to approve the financial statements as presented. Motion carried.

**PUBLIC COMMENT**

None.

**LIFESTYLE MANAGEMENT REPORT**

None.

**NEW BUSINESS**

**Residential Demolition Grant Program Request – 191 4<sup>th</sup> Ave NW-** City Administrator Leslie stated that this program is an improvement from what was prior and that it was based on three different programs once used by the HRA and one used by the City of Blue Earth.

Heckman stated that at the last meeting it was discussed to have the League review the program for proper language and procedures and she doesn't feel it would take that much of staff's time to do so.

Motion by Heckman and second by Schindler to forward the Residential Demolition Grant Program to the League of Minnesota Cities for review. Motion carried (2-1, Schindler voted against).

**Redevelopment Program Options (Heckman)-** It was the consensus of the Board to invite Janesville City Planner Brandon McCabe to the next HRA meeting to discuss different housing incentives that could be utilized by the City of Wells.

**OLD BUSINESS**

**Demolition Grant Program Revised Guidelines-** No action taken.

**Brown Property/USC Lots-** Boeck informed the Board that the City Attorney is working on the closing documents and that she has been in contact with Mr. Brown so he is aware of the process as well. She also

mentioned the property disclosure indicated a well and an inactive septic system on the property. Leslie stated nothing would have to be done with either but if the property was sold, the HRA would only disclose their existence.

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

**500 1<sup>st</sup> Ave SW-** Boeck informed the Board that the City Attorney has scheduled the closing for this property on May 20<sup>th</sup>.

**218 3<sup>rd</sup> Ave SE-** Boeck informed the Board that Asbestrol scheduled to perform the asbestos abatement on May 12<sup>th</sup> and that Southern Minnesota Excavating would schedule the demolition shortly after that.

**240 5<sup>th</sup> Ave NW-** Boeck informed the Board that 240<sup>th</sup> Ave NW is still being advertised but there haven't been any offers or responses.

**West Meadow Subdivision-** No update.

**Historical Documents-** Boeck informed the Board that staff continues to make progress on organizing the historical documents.

#### **ANNOUNCEMENTS**

Vice President Groskreutz reminded the Board that the next meeting will be held on Tuesday, June 9, 2015 at 5:30 pm in the Wells Community Center.

#### **ADJOURNMENT**

Motion by Schindler and second by Braun to adjourn the meeting at 6:07 pm. Motion carried.

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Secretary/Treasurer David Braun

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Megan Boeck, Deputy City Clerk