



---

# 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 May 16, 2013 at 5:30 p.m. in the Wells City Hall, Conference Room. Vice-President Bill Groskreutz Jr. called the meeting to order with the following members present: Commissioner David Braun, Commissioner Ross Hermanson, and Secretary/Treasurer Tom Schindler. Absent were President Ann Marie Schuster and LifeStyle Representative Jim Abbe. Also present was Deputy City Clerk Debra Redman.

#### AGENDA:

The agenda for the May 16, 2013 regularly scheduled meeting was reviewed with “Kim Lau estimate” added under Old Business. Commissioner Schindler made a motion to approve the agenda with the addition. Commissioner Hermanson seconded the motion. Vice-President Groskreutz called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried.

#### CONSENT ITEMS:

The minutes of the April 18, 2013 regularly scheduled meeting were reviewed with Commissioner Schindler making a motion to approve as written. Commissioner Hermanson seconded the motion. Vice-President Groskreutz called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried.

The monthly financial reports were reviewed. Commissioner Schindler made a motion to approve the financial reports as presented. Commissioner Braun seconded the motion. Discussion held. Vice-President Groskreutz called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried.

The HRA has two (2) Certificate of Deposits approaching renewal time. Commissioner Schindler made a motion to have Deputy City Clerk Redman reinvest at the bank with the best interest rate. Commissioner Braun seconded the motion. Vice-President Groskreutz called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried.

#### BROADWAY APARTMENT/PARK PLACE TOWNHOME REPORT:

The financial reports regarding Broadway Apartments and Park Place Townhomes were in packet for the commission to review. Commissioner Braun made a motion to approve the financials with a second by Commissioner Schindler. Discussion held. Vice-President Groskreutz called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried.

## **OLD BUSINESS:**

Vice-President Groskreutz 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.

Vice-President Groskreutz brought the topic of the SCDP loan for 33 5<sup>th</sup> Street Southeast to the table. The property has a pending sale. Deputy City Clerk Redman was instructed to find the agreement from 2006 and the HRA President will initiate the loan repayment.

Vice-President Groskreutz brought the topic of the West Meadow Subdivision to the table. Brad Potter, I & S Group, was unable to attend the HRA meeting, but sent a letter to President Schuster informing the board on options available.

Vice-President Groskreutz brought the topic of the advertisement to sell the recently acquired HRA property. Commissioner Schindler made a motion to list the property with Brad Heggen Realty for \$5,000. Motion died for a lack of a second. Commissioner Braun made a motion to donate the parcel to the City of Wells to be used as a parking area with the understanding the City maintains the parking area. Commissioner Hermanson seconded the motion. Vice-President Groskreutz called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried.

Vice-President Groskreutz brought the topic of the Phoenix Project to the table. Discussion held on property owner having the property sold. Deputy City Clerk Redman will draft a letter for the property owner to sign stating he withdrew his application.

Vice-President Groskreutz brought the topic of the recently acquired HRA property. Deputy City Clerk Redman will contact Dulas Excavating on the “sidewalk” issue. With no information to act on, the commission moved to the next item on the agenda.

Vice-President Groskreutz brought the topic of the Wells Fargo donation to the table. Kim Lau Construction submitted a bid to remodel the house. The commission felt the bid was more than they intended to authorize. Commissioner Hermanson will contact RJ Construction for a second estimate and contact Kim Lau Construction for a second option including the garage.

## **NEW BUSINESS:**

Vice-President Groskreutz brought the topic of the 240 5<sup>th</sup> Avenue Northwest to the table. Vice-President Groskreutz had someone enquire on some of the “stones” on the property. This item will be put on the agenda for next month. With no information to act on, the commission moved to the next item on the agenda.

## **ADJOURNMENT:**

The next regularly scheduled HRA meeting was set for Thursday, June 20, 2013 at 5:30 p.m. in the Wells City Hall, Conference Room. Vice-President Groskreutz adjourned the meeting at 6:30 p.m.

---

Secretary/Treasurer Thomas Schindler

---

Deputy City Clerk, Debra Redman