



**Housing & Redevelopment Authority Meeting Minutes**  
**Tuesday, June 9, 2015, 5:30 pm**  
**Wells Community Center**

The Wells Housing & Redevelopment Authority (HRA) convened on Tuesday, June 9, 2015 at 5:30 pm in the Wells Community Center. President Ann Marie Schuster called the meeting to order with the following members present: David Braun, Bill Groskreutz, and Thomas Schindler. Absent: Zoa Heckman. Also present was Deputy City Clerk Megan Boeck.

**AGENDA**

The agenda for the June 9, 2015 meeting was reviewed. Motion by Groskreutz and second by Schindler to approve the agenda as presented. Motion carried.

Janesville City Planner Brandon McCabe informed the Board of two new cash incentive programs being used to stimulate and promote new home construction and homeownership within the city of Janesville. McCabe explained that the housing tax abatement refund program offers a cash refund on the increase in City taxes that are a result of the increase in property value for up to five years. McCabe also described a new home purchaser rebate program which offers a cash rebate to the initial purchaser for a newly constructed single-family home after one year of residency.

The board thanked McCabe for his time and information.

**MINUTES**

The minutes of the May 12, 2015 meeting were reviewed. Motion by Groskreutz and second by Schindler to approve as presented. Motion carried.

**CONSENT ITEMS**

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

Schuster reminded Boeck that the Broadway Bond Reserve balance on the financial summary needs to be reduced by \$3897.50 after the interest payment is made to US Bank. Motion by Schindler and second by Groskreutz to approve the financial statements. Motion carried.

**PUBLIC COMMENT**

None.

**LIFESTYLE MANAGEMENT REPORT**

Jim Abbe gave the Board a brief update on Broadway Apartments and Park Place Townhomes. Abbe stated that the Wells Fire Department attended a resident meeting at Broadway to discuss fire watching, the evacuation process and gas leaks. Abbe also stated that occupancy is full at both Broadway and Park Place.

**NEW BUSINESS**

**Transit Advisory Committee Member-** Groskreutz stated the Transit Advisory Board is looking for a strong advocate from the Community to serve as a committee member and he hopes that Patsy from Broadway Apartments would consider. Abbe stated he will ask Patsy if she has any interest.

**CD #17313 (Peoples State Bank Renewal)-** Boeck provided the Board with CD renewal rates at Paragon Bank, Wells Federal Bank and Peoples State Bank. Motion by Schindler and second by Braun to renew CD #17313 for 24 months with a .55% interest rate at Peoples State Bank. Schuster abstained. Motion carried.

## **OLD BUSINESS**

**Demolition Grant Program/Request-** Motion by Braun and second by Groskreutz to approve and reinstate the Blighted Residential Property Demolition Grant Program to be reviewed annually. Motion carried.

Motion by Schindler and second by Groskreutz to deny demolition grant request from Gerald Ewert due to the fact that demolition was completed prior to approval. Motion carried.

**Brown Property/USC Lots-** Boeck informed the Board that the closing will take place on June 11<sup>th</sup> at 12:00 pm. Motion by Groskreutz and second by Braun to get bids for demolition, grading and grass seeding and award to lowest bidder. Motion carried.

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

**500 1<sup>st</sup> Ave SW-** No update.

**218 3<sup>rd</sup> Ave SE-** Boeck informed the Board that Asbestrol performed the asbestos abatement on the wrong property but that they have guaranteed the work will be completed to 218 3<sup>rd</sup> Ave SE in the coming week.

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

**West Meadow Subdivision-** No update.

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

Motion by Schindler and second by Braun to remove Park Place Phase II, 500 1<sup>st</sup> Ave SW, 240 5<sup>th</sup> Ave NW, West Meadow Subdivision and Historical Documents from the monthly agenda unless there is an update or an action item. Motion carried.

## **ANNOUNCEMENTS**

President Schuster reminded the Board that the next meeting will be held on Tuesday, July 13, 2015 at 5:30 pm in the Wells Community Center.

## **ADJOURNMENT**

Motion by Schindler and second by Braun to adjourn the meeting at 6:47 pm. Motion carried.

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Secretary/Treasurer David Braun

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Megan Boeck, Deputy City Clerk