



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 June 20, 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, Vice-President Bill Groskreutz Jr., Commissioner Ross Hermanson, and Secretary/Treasurer Tom Schindler. Also present were LifeStyle Representative Jim Abbe and Deputy City Clerk Debra Redman.

AGENDA:

The agenda for the June 20, 2013 regularly scheduled meeting was reviewed with the addition of “bond payment” under bills and “New Projects” listed under New Business. Commissioner Braun made a motion to approve the agenda with the additions. Commissioner Hermanson 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 May 16, 2013 regularly scheduled meeting were reviewed with Commissioner Groskreutz making a motion to approve as written. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

The minutes of the June 12, 2013 special session were reviewed with Commissioner Groskreutz making a motion to approve as written. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

One bill was submitted for payment approval. Commissioner Schindler made a motion to pay \$6,183.75 to US Bank for the HRA Series 2004 GO Housing Bond. Commissioner Braun seconded the motion. Discussion held. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

The monthly financial statements were reviewed. Commissioner Schindler made a motion to approve the financial reports as presented. Commissioner Groskreutz seconded the motion. Discussion held on Broadway Apartments being reimbursed for property tax payment. 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 in packet for the commission to review. Jim Abbe reported the Broadway Apartments “Summer Picnic” is August 10th, there are 2 vacancies, and there was storm damage to the building. Commissioner Groskreutz made a motion to approve having Independent Paint & Flooring replace the carpet in the hallways at a cost of \$9,998.97. Commissioner Braun seconded the motion. Discussion held. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried. Park Place Townhomes also had extensive storm damage such as roof needs to be shingled, replace siding on both sides & the north side, garage doors replacement, and window & patio door screens need to be replaced. Mr. Abbe will contact local contractors.

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 West Meadow Subdivision to the table. With no information to act on, the commission decided to have this line item taken off the agenda.

President Schuster brought the topic of the recently acquired HRA property. Commissioner Groskreutz will contact Dulas Excavating on the “sidewalk” issue. 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 any future projects. With no information to act on, the commission moved to the next item on the agenda.

President Schuster brought the topic of the Wells Fargo donation to the table. An extension date of July 12, 2013 was accepted. With no information to act on, the commission moved to the next item on the agenda.

NEW BUSINESS:

President Schuster brought the topic of “New Projects” to the table. President Schuster would like the commission to bring some ideas to the next meeting. Discussion held on how much resources the commission wants to use on a new project.

ADJOURNMENT:

The next regularly scheduled HRA meeting was set for Thursday, July 18, 2013 at 6:00 p.m. in the Wells City Hall, Conference Room. Commissioner Groskreutz made a motion to adjourn the meeting with a second by Commissioner Braun. Meeting adjourned at 7:15 p.m.

Secretary/Treasurer Thomas Schindler

Deputy City Clerk, Debra Redman