



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 October 18, 2012 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: Vice-President Bill Groskreutz Jr. and Secretary/Treasurer Tom Schindler. Absent were Commissioner David Braun and Commissioner Ross Hermanson. Also present were LifeStyle representative Jim Abbe, City Administrator Stephen Bloom, and Deputy City Clerk Deb Redman.

AGENDA:

The agenda for the October 18, 2012 regularly scheduled meeting was reviewed with Commissioner Groskreutz making a motion to approve the agenda as presented. Commissioner Schindler seconded the motion. President Schuster called for a vote with Groskreutz and Schindler voting yea. Motion carried.

CONSENT ITEMS:

The minutes of the September 20, 2012 regularly scheduled meeting were reviewed with Commissioner Schindler making a motion to approve as written. Commissioner Groskreutz seconded the motion. President Schuster called for a vote with Groskreutz and Schindler voting yea. Motion carried.

The monthly financial reports were reviewed. President Schuster called for a motion to approve the financials. Discussion held on spread sheet. Commissioner Schindler made a motion to approve the financial reports. Commissioner Groskreutz seconded the motion. President Schuster called for a vote with Groskreutz and Schindler voting yea. Motion carried.

BROADWAY APARTMENT/PARK PLACE TOWNHOME REPORT:

LifeStyle representative Jim Abbe discussed the financial report regarding Broadway Apartments and Park Place Townhomes. Mr. Abbe reported the Broadway Apartments is full and the common area is scheduled for new carpet in 2013. The Park Place Townhomes has one opening and the concrete work is completed. Commissioner Schindler made a motion to offer one (1) month free rent as an incentive to reach full occupancy. Commissioner Groskreutz seconded the motion. President Schuster called for a vote with Groskreutz and Schindler voting yea. Motion carried.

OLD BUSINESS:

President Schuster brought the topic of the Small Cities Development Program to the table. Discussion held on the SCDP spreadsheet and checks in packet. With no new information to act on, the commission moved on to the next item on the agenda.

President Schuster brought the topic of the Demolition Matching Grant to the table. With no information to act on, the commission moved on to the next item on the agenda.

President Schuster brought the topic of the Phoenix Project to the table. Discussion held on demolition and counter offer. Commissioner Groskreutz made a motion to counter offer the property owner \$5,000.00. Commissioner Schindler seconded the motion. President Schuster called for a vote with Groskreutz voting yea. Commissioners Schindler and Schuster voting nea. Motion failed. Commissioner Schindler made a motion to reject the application and to inform the property owner of the "Demolition Matching Grant" program. Commissioner Groskreutz seconded the motion. President Schuster called for a vote with Schindler and Schuster voting yea. Commissioner Groskreutz voting nea. Motion carried. City Administrator Bloom will draft a letter informing the property owner of the HRA decision.

NEW BUSINESS:

President Schuster brought the topic of the Public Housing Authorities Directors Association survey to the table. The Commission declined to participate in the survey.

President Schuster brought the topic of the 2012 Government Census survey to the table. The Commission will have City Administrator Bloom and Accounting Clerk Kloos submit the survey as requested.

President Schuster brought the topic of the Bloomberg Financial Markets to the table. The Commission declined to participate in the audit request.

ADJOURNMENT:

The next regularly scheduled HRA meeting was set for Thursday, November 15, 2012 at 5:30 p.m. in the Wells City Hall, Conference Room. Commissioner Groskreutz made a motion to adjourn the meeting, with a second by Commissioner Schindler. Motion carried. Meeting adjourned at 7:00 p.m.

Secretary/Treasurer Thomas Schindler

Deputy Clerk, Deb Redman