



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 November 15, 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., Secretary/Treasurer Tom Schindler, 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 November 15, 2012 regularly scheduled meeting was reviewed with Commissioner Braun making a motion to approve the agenda as presented. 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 October 18, 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 Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

The minutes of the October 29, 2012 Special Meeting were reviewed with Commissioner Groskreutz making a motion to approve as written. Commissioner Schindler seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

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

BROADWAY APARTMENT/PARK PLACE TOWNHOME REPORT:

LifeStyle representative Jim Abbe discussed the financial reports regarding Broadway Apartments and Park Place Townhomes. He also gave the commission copies of the Broadway Apartments and Park Place Townhomes 2013 budget for review. Mr. Abbe reported the Broadway Apartments and Park Place Townhomes are full. The Broadway Apartments are planning their Christmas Party for December 8th at noon and invite all commissioners to attend.

The Broadway Apartment building is scheduled to have all the outside windows professionally cleaned for \$539.00.

OLD BUSINESS:

President Schuster brought the topic of the Small Cities Development Program to the table. Discussion held on the SCDP spreadsheet. 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 owners \$2,000.00 with expenses being paid by the HRA, hiring Dulas Excavation for demolition at a cost of \$5,500.00, and giving President Schuster and City Administrator Bloom authority to bargain with the property owners as needed. Commissioner Schindler seconded the motion. President Schuster called for a vote with Braun, Groskreutz, Hermanson, and Schindler voting yea. Motion carried.

ADJOURNMENT:

The next regularly scheduled HRA meeting was set for Thursday, December 20, 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 Commission Braun. Motion carried. Meeting adjourned at 6:30 p.m.

Secretary/Treasurer Thomas Schindler

Deputy Clerk, Deb Redman