



HOUSING & REDEVELOPMENT AUTHORITY

CITY OF WELLS, MINNESOTA

MINUTES DECEMBER 10, 2013

The Housing & Redevelopment Authority of Wells, Minnesota (HRA) convened on December 10, 2013 at 5:30 pm in the Wells City Hall Conference Room. President Ann Marie Schuster called the meeting to order with the following members present: David Braun and Tom Schindler. Members absent were Bill Groskreutz, Jr. and Ross Hermanson. Also present were LifeStyle Management Representative Jim Abbe and City Administrator Robin Leslie.

AGENDA

The agenda for the December 10, 2013 meeting was reviewed. Motion by Braun and second by Schindler to approve as printed. Motion carried.

MINUTES

The minutes of the October 22, 2013 meeting were reviewed (no November meeting). Motion by Schindler and second by Braun to approve as printed. Motion carried.

CONSENT ITEMS

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

LIFESTYLE MANAGEMENT REPORT

The financial reports regarding Broadway Apartments and Park Place Townhomes were discussed. Jim Abbe reported Broadway Apartments is experiencing one-hundred percent occupancy, that the Christmas party went well and maintenance staff has been hired. He also mentioned Heyn was not finished with the work at the Park Place Townhomes.

OLD BUSINESS

Realtor Brad Heggen stated he had an offer for the property at 436-466 1st Avenue NW (former Possin property), which has been listed for \$7,500. He stated that the offer of \$4,800 was for both lots and that the buyer has community ties and would like to build a 2,000 square foot rambler with no basement on the 100 foot wide by 140 foot deep property. He also stated \$2,000 in earnest money was offered and the closing date would be January 17, 2014. Motion by Schindler and second by Braun to accept the offer. Motion carried.

The Wells Fargo Donation at 540 5th Ave NW was discussed. Ms. Leslie stated the purchase agreement will be reviewed prior to the next meeting for requirements/stipulations by Wells Fargo and then the Board can decide how to proceed.

A new Phoenix project was briefly discussed. The Board directed City Administrator Leslie to send another letter to the property owner of Parcel ID 302450210 explaining the program further as his requested purchase price was not within the normal acquisition range for Phoenix properties.

NEW BUSINESS

The Board requested that Ms. Leslie invite Duane Johnson to a meeting to discuss his development request.

The Board reviewed the 2014 meeting schedule. Motion by Schindler and second by Braun to approve as presented. Motion carried.

The Board also discussed advertising for new Board members who have real estate or construction knowledge or interest.

PUBLIC COMMENT

None

ANNOUNCEMENTS

The Annual Meeting will be held on Tuesday, January 14, 2014 at 5:30 pm in the Wells City Hall Conference Room.

The next regular HRA meeting will be held on Tuesday, January 14, 2014 at 6:00 pm in the Wells City Hall Conference Room.

ADJOURNMENT

Motion by Schindler and second by Braun to adjourn the meeting. Meeting adjourned at 7:15 pm.

Secretary/Treasurer Thomas Schindler

City Administrator Robin Leslie