



# HOUSING & REDEVELOPMENT AUTHORITY

CITY OF WELLS, MINNESOTA

## MINUTES SEPTEMBER 19, 2013

The Housing & Redevelopment Authority of Wells, Minnesota (HRA) convened in regular session on September 19, 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: Ross Hermanson and Tom Schindler. Absent was David Braun and Bill Groskreutz, Jr. Also present were LifeStyle Management Representative Jim Abbe and City Administrator Robin Leslie.

### AGENDA

The agenda for the September 19, 2013 meeting was reviewed. Motion by Hermanson and second by Schindler to approve as printed. Motion carried.

### MINUTES

The minutes of the August 15, 2013 meeting were reviewed. Motion by Hermanson and second by Schindler to approve as printed. Motion carried.

### CONSENT ITEMS

The financial statements were discussed. Schuster requested that the HRA monthly report be updated for the next meeting. Motion by Hermanson and second by Schindler to approve as presented. Motion carried.

### LIFESTYLE MANAGEMENT REPORT

The financial reports regarding Broadway Apartments and Park Place Townhomes were discussed. Jim Abbe reported the last smoker at Broadway has changed to e-cigarettes, the patio doors have been installed and still need to be stained. He said he would also check for the possibility of adding screens. In addition, he said the apartments need an on-call maintenance person. He also reported the issues with Senior Nutrition/Meals on Wheels at Broadway. He stated the building is not ADA accessible, participants have to be buzzed into the building and tenants were upset with their use of the common spaces. Mr. Abbe suggested allowing them to remain up until October 1 when they move back to the community center. The Commission agreed. Finally, he reported that the roofing has started at Park Place Townhomes and there was a water heater leak in one of the units that has since been repaired.

### OLD BUSINESS

The Small Cities Development Program was discussed. Schuster requested staff verify what the HRA needs to pay back to the City for three possible overpayments into their SCDP account.

A new project for Project Phoenix was briefly discussed. Motion by Schindler and second by Hermanson to send a letter to the owner of Parcel ID 302450210 to see if there is interest in the program. Motion carried.

The Wells Fargo Donation of 540 5<sup>th</sup> Ave NW was discussed. Schuster stated the closing was expected the next day or another extension would be requested. Groskreutz stated he would take a look at the condition of the house.

**NEW BUSINESS**

The Farmland Proposal was discussed. At the bid opening at the September 9, 2013 City Council meeting, Charles Klocek bid to farm the HRA land. Since the meeting, he has now rescinded his bid and Darin Schirmer wishes to farm the three acres again at the same price he paid two years ago of \$135 per acre. Motion by Hermanson and second by Schindler to approve as presented. Motion carried.

Meeting schedules were discussed. Motion by Schindler and second by Hermanson to change the meeting schedule as follows: Tuesday, October 22, 2013, Tuesday, November 26, 2013, Tuesday, December 10, 2013 and beginning in 2014, the HRA will meet on the second Tuesdays of the month. Motion carried.

**ADJOURNMENT**

The next scheduled HRA meeting was set for Tuesday, October 22, 2013 at 5:30 p.m. in the Wells City Hall Conference Room. Motion by Schindler and second by Hermanson. Meeting adjourned at 6:30 p.m.

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Secretary/Treasurer Thomas Schindler

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City Administrator, Robin Leslie