



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 September 20, 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: Commissioner David Braun, Commissioner Ross Hermanson and Secretary/Treasurer Tom Schindler. Absent was Vice-President Bill Groskreutz Jr. Also present were LifeStyle representative Jim Abbe and Deputy City Clerk Deb Redman.

AGENDA:

The agenda for the September 20, 2012 regularly scheduled meeting was reviewed with Commissioner Hermanson making a motion to approve the agenda as presented. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun, Hermanson and Schindler voting yea. Motion carried.

GUESTS:

John Dettloff, Craig Company; Mike Trossen, Architect; and Andy Huhta, Parkview Care Center visited with the HRA about the need for a "Senior Campus" in Wells. A study has shown that seniors live close to their families and assisted living housing has become very popular.

CONSENT ITEMS:

The minutes of the August 16, 2012 regularly scheduled meeting were reviewed with Commissioner Braun making a motion to approve as written. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried. The minutes from the September 12, 2012 Special Meeting were reviewed with Commissioner Schindler making a motion to approve as written. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, 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 on spread sheet. Commissioner Schindler made a motion approve the financial reports. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun, Hermanson, 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 had one opening, sidewalk repair is done, and the new cleaning person is working out fine. The Park Place Townhomes has one opening, the landscape edging is done, and the concrete work is being worked on.

OLD BUSINESS:

President Schuster brought the topic of Phoenix Project to the table. One application was received. Discussion followed on demolition and counter offer. Commissioner Braun made a motion to get estimates from Weber and Dulas for demolition and debris taken to certified landfill. Commissioner Hermanson seconded the motion. President Schuster called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried. Commissioner Schindler made a motion to counter offer the property owner \$6,000 if the demolition estimates came in less than \$10,000. Commissioner Braun seconded the motion. President Schuster called for a vote with Braun, Hermanson, and Schindler voting yea. Motion carried.

NEW BUSINESS:

ADJOURNMENT:

The next regularly scheduled HRA meeting was set for Thursday, October 18, 2012 at 5:30 p.m. in the Wells City Hall, Conference Room. Commissioner Braun made a motion to adjourn the meeting, with a second by Commissioner Hermanson. Motion carried. Meeting adjourned at 7:00 p.m.

Secretary/Treasurer Thomas Schindler

Deputy Clerk, Deb Redman