

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
SPECIAL MEETING
MONDAY, JULY 21, 2025 – 6:00 A.M.**

A.I. #1 CALL TO ORDER/ROLL CALL

The Melrose Area Development Authority/Community Opportunities Committee (MADA/COC) met in a Special Meeting on Monday, July 21, 2025 at 6:00 a.m. at the Melrose City Center pursuant to due notice being given thereof. Present were MADA Members Bob Mayers, Jerome Duevel, Dave Rahn, Jose Moroles, Joe Woeste, Mayor Joe Finken, and Community Development Director Sheila Hellermann. MADA Member Travis Frieler, and City Administrator Colleen Winter were absent. There are no active COC members. MADA President Bob Mayers called the meeting to order.

A.I. #2 APPROVAL OF AGENDA

A motion was made by Mr. Rahn, seconded by Mr. Woeste and unanimously carried to approve the agenda as submitted.

A.I. #3 ACTION ITEMS

- a. GCRE-Melrose, LLC has completed construction of Wobegon Crossings. They are now shifting from a construction loan to long-term financing. The attorney representing their lender has provided documents for execution by the City to finalize their financing package, including assignment of the TIF. City Attorney Joe Krueger of Quinlivan & Hughes has reviewed the documents and found them to be satisfactory. Assignment of the TIF agreement is allowed in the development agreement and TIF note, which was finalized at last month's City Council meeting.

MADA is not the TIF authority, but because MADA was named in the development agreement (when it was the owner of the Railroad West property), Freddie Mac is requiring MADA signatures as well.

A motion was made by Mr. Duevel, seconded by Mr. Rahn and unanimously carried concurring with the Council approving the Assignment, Consent to Assignment and Estoppel Certificate and authorizing President Bob Mayers and Secretary Dave Rahn to execute the agreement.

A.I. #4 ADJOURNMENT

A motion was made by Mr. Finken, seconded by Mr. Rahn, and unanimously carried to adjourn the meeting at 6:02 a.m.


PATRICIA HAASE – CITY CLERK