

**MELROSE CITY COUNCIL AND
MELROSE AREA DEVELOPMENT AUTHORITY
SPECIAL JOINT MEETING
TUESDAY, MAY 5, 2026**

1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE

The Melrose City Council and Melrose Area Development Authority met in a Special Joint Meeting on Tuesday, May 5, 2026 at 6:00 A.M. at the Melrose City Center pursuant to due notice being given thereof. Present were Council Members Joelene Wieling, Mark Niehoff, Travis Frieler, Tony Klasen and Mayor Joe Finken, MADA Members Dave Rahn, Joe Woeste, Jose Morelos, Jerome Duevel, and MADA President Bob Mayers, Police Chief/Point of Contact for Administration Craig Maus, Community Development Director Sheila Hellermann, City Attorney Joseph Krueger. Mayor Finken and MADA President Mayers called the meeting to order.

The City Council and MADA recited the Pledge of Allegiance.

2. APPROVAL OF AGENDA

A motion was made by Council Member Niehoff, seconded by Council Member Frieler and unanimously carried to approve the agenda for the City Council.

A motion was made by MADA Member Woeste, seconded by MADA Member Rahn, and unanimously carried to approve the agenda for MADA.

3. OLD BUSINESS

- a. The City Council and MADA discussed a potential redevelopment opportunity.

According to State Statutes, there are certain exceptions to the Open Meeting Law, which allow councils to close meetings. The City Council may, by majority vote in a public meeting, decide to hold a closed meeting to determine the asking price for real property to be sold by the public body, review confidential or nonpublic appraisal data; develop or consider offers or counteroffers for the purchase or sale of real or personal property. Prior to closing a meeting under any of the following exceptions, the public body must state on the record, the specific grounds that permit the meeting to be closed and describe the subject to be discussed and identify the particular property that is the subject of the meeting. The meeting must be tape-recorded and the property must be identified on the tape. The recording must be preserved for eight years and must be available to the public after all property discussed at the meeting has been purchased or sold or after the public body has abandoned the purchase or sale. A list of Council Members and all other persons present at the closed meeting must be made available to the public after the closed meeting. The actual purchase or sale of the property must be approved at an open meeting, and the purchase or sale price is public data.

Mayor Finken read the parcel numbers being discussed for acquisition:

66.37010.0770
66.37177.0000
66.37210.0000
66.37209.0000
66.37208.0000
66.37010.0769

A motion was made by Council Member Klasen, seconded by Council Member Niehoff and unanimously carried to close the City Council meeting at 6:06 a.m.

A motion was made by MADA Member Rahn, seconded by MADA Member Duevel and unanimously carried to close the MADA meeting at 6:06 a.m.

Discussion continued about a possible redevelopment of property, including the most recent communications with the owner of the parcels, potential developers/partners with the city, and grant applications.

A motion was made by Council Member Wieling, seconded by Council Member Niehoff and unanimously carried to open the meeting at 6:42 a.m.

A motion was made by MADA Member Rahn, seconded by MADA Member Woeste and unanimously carried to open the meeting at 6:42 a.m.

4. ADJOURNMENT

A motion was made by Council Member Niehoff, seconded by Council Member Wieling, and unanimously carried to adjourn the council meeting at 6:44 a.m.

A motion was made by MADA Member Morelos, seconded by MADA Member Duevel, and unanimously carried to adjourn the MADA meeting at 6:44 a.m.



SHEILA HELLERMANN – COMMUNITY DEVELOPMENT DIRECTOR