

**MELROSE AREA DEVELOPMENT AUTHORITY
REGULAR MEETING
TUESDAY, FEBRUARY 10, 2026 – 6:00 A.M.**

1. CALL TO ORDER

The Melrose Area Development Authority met in a Regular Meeting on Tuesday, February 10, 2026 at 6:00 A.M. at the Melrose City Center pursuant to due notice being given thereof. Present were MADA Members Travis Frieler, Jerome Duevel, Joe Finken, Joe Woeste, Bob Mayers, and Dave Rahn, and Community Development Director Sheila Hellermann. MADA Member Jose Morelos was absent. As this was the Melrose Area Development Authority's Organizational Meeting for 2026, Community Development Director Hellermann called the meeting to order.

2. OATH OF OFFICE

Community Development Director Hellermann administered the oath of office to Travis Frieler. Travis Frieler was sworn in to a one-year term as the City Council Representative on the Melrose Area Development Authority.

3. APPOINTMENT OF OFFICERS/PARK BOARD REPRESENTATIVE

The Authority's first regular meeting each year is the organizational meeting; therefore, the Authority is to appoint the officers for 2026. These are the President, Vice President, and Secretary. In 2025, the positions were as follows:

President:	Bob Mayers
Vice President:	Jerome Duevel
Secretary:	Dave Rahn

A motion was made by MADA Member Woeste, seconded by MADA Member Frieler, and unanimously carried to appoint the officers from 2025 to their same positions for 2026.

President Mayers then chaired the remainder of the meeting.

The Authority also must appoint one member as its representative to the Parks and Recreation Board. In 2025, Joe Woeste served in this role.

A motion was made by President Mayers, seconded by Secretary Rahn, and unanimously carried to appoint Joe Woeste as the MADA Representative to the Parks and Recreation Board.

4. APPROVAL OF THE AGENDA

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

5. APPROVAL OF MINUTES

A motion was made by MADA Member Frieler, seconded by MADA Member Woeste, and unanimously carried to approve the minutes from the MADA January 6, 2026, Special Joint Meeting with the City Council.

6. REPORTS

6a. Community Development Director Report

Community Development Director Sheila Hellermann provided the following update. As soon as the snow melts, the townhouse project in the Railroad West area will start to be staked out in preparation for building. It is anticipated that construction will start in the fall. The potential bakery that might be coming to the city may be opened this summer. The new smoke shop in the old butcher shop on Main Street has a stop work order still. We received another inquiry about putting in a smoke shop in the old video rental building. This building is far enough away from the park that cannabis could be sold there as well. She has asked the City Attorney if the Lake Wobegon Trail could be a factor in whether the location is eligible for selling cannabis.

The daycare project in the city is still coming along. There is a potential site and a potential operator. Hopefully in a month there should be a good announcement in this area. The city advanced to the second round of the Small Cities Grant with the state. This could cover new siding and windows for 20 houses in town. Stearns County HRA has agreed to administer the program if we get the grant. The potential electronic billboard in the wellhead protection area is also being revisited.

Community Development Director Hellermann asked MADA Members if they were interested in setting up public tours of businesses in the city and sponsoring the program and tours. Long Prairie has a program where they have set up public tours of businesses. Members discussed the possibilities and different options there would be for setting up public tours of businesses.

b. City Administrator Report

There was no City Administrator Report.

7. ACTION ITEMS

There were no action items discussed.

8. OLD BUSINESS

8a. Redevelopment Project

According to State Statutes, there are certain exceptions to the Open Meeting Law, which allow councils to close meetings. The Melrose Area Development Authority 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 MADA 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.

Discussion will continue about a possible redevelopment of property, including the most recent communications with the owner of the parcels, potential developers/partners with the city, contractor walk-throughs and discussions, environmental work, and grant applications & funding options. The parcel numbers being discussed are:

66.37010.0770
66.37177.0000
66.37210.0000
66.37209.0000
66.37208.0000
66.37010.0769

A motion was made by Secretary Rahn, seconded by MADA Member Frieler, and unanimously carried to close the meeting at 6:11 P.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, environmental testing, and grant applications.

A motion was made by Secretary Rahn, seconded by Vice President Duevel, and unanimously carried to re-open the meeting at 6:54 P.M.

9. NEW BUSINESS

9a. Community Opportunities Committee Discussion

MADA has discussed re-creating the Community Opportunities Committee (COC) and appointing members to it. According to the most recent update to the MADA bylaws, adopted at the April 20, 2023 meeting, the COC is a committee appointed by MADA and must have three MADA members serving on it. Community members can also be appointed to the COC as needed. MADA will discuss the COC and any next steps that could be taken.

Members discussed that the COC has historically been a “feeder program” for MADA. People would become members of the COC and be considered as future members for MADA. They would sit in on MADA meetings and be familiar with MADA business if a vacancy were to open on MADA.

Further discussion took place about whether there would be interest for people joining MADA. Community Development Director Hellermann shared that there have not been many applications for even joining MADA when there have been vacancies. It is not likely that there would be three volunteers to join COC which is considered to be the ideal number of COC members. Members discussed what experience might be ideal or useful for COC members. Community Development Director Hellermann encouraged

members to think about potential candidates that MADA could reach out to who would have the interest and experience to become a COC member, and they would talk about this further at the next meeting.

10. INFORMATIONAL ITEMS

10a. MADA's next meeting is scheduled for Thursday, March 12, 2026, at 6:00 a.m.

11. ISSUES OF MADA MEMBERS AND STAFF

There were no items discussed.

12. ADJOURNMENT

A motion was made by Secretary Rahn, seconded by MADA Member Woeste, and unanimously carried to adjourn the meeting at 7:05 A.M.

A handwritten signature in black ink, appearing to read "Connor Kockler", written over a horizontal line.

CONNOR KOCKLER – CITY CLERK