

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
THURSDAY, MAY 4, 2023 – 6:00 A.M.**

AGENDA

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes
4. Reports
5. Action Items
6. New Business
 - a. Wheels – Industrial Park Property
 - b. Residential Lots in Railroad West
7. Unfinished Business
 - a. Felling – Morningview Lots in Daylight Court
8. Informational Items
 - a. Next Meeting
 - b. Update on Various Projects
 - c. Legislative update
9. Issues of MADA/COC Members and Staff
10. Adjournment

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
REGULAR MEETING
THURSDAY MAY 4, 2023 – 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 Regular Meeting on Thursday, May 4, 2023, 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, Julie Baum, Dave Rahn, Travis Frieler, Mayor Joe Finken, City Administrator Colleen Winter, and City Planner Sheila Hellermann. MADA Member Sara Hoffner was absent. There are no active COC members. President Bob Mayers called the meeting to order.

A.I. #2 APPROVAL OF AGENDA

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

A.I. #3 APPROVAL OF MINUTES

A motion was made by Mr. Finken, seconded by Mr. Rahn and unanimously carried to approve the minutes from the April 20, 2023, Regular Meeting.

A.I. #4 REPORTS

None

A.I. #5 ACTION ITEMS

None

A.I. #6 NEW BUSINESS

- a. On Thursday March 30, 2023, the Land Acquisition Committee – Bob Mayers, Travis Frieler and Dave Rahn -- met and discussed a couple inquiries staff had received. Staff was directed to continue discussions. One of them was from Jammie Wieling at Wheels Water Service. Mr. Wieling is looking to purchase 6 acres. Currently Mr. Wieling is looking for parking space, however his future plans is to move his business to the location in 5-6 years. Planning and Zoning currently has a requirement that a structure is required to be built within one year of purchase. Mr. Wieling is requesting a reduced price similar to the Warrior Boat deal. Mr. Wieling is also requesting to drill a well. The utility policy prohibits drilling a well in the wellhead protection area. City Administrator Winter stated that BDPI state funding may be available to assist with development of infrastructure to the site. MADA has directed staff and the Land Acquisition Committee to continue discussion with Mr. Wieling. Nature

Energy is currently negotiating with landowners in Freeport and Paynesville. They are working through the permitting process in Benson.

- b. At the MADA public hearing on Thursday, April 20, 2023, for the sale to GC Real Estate Partners, Mr. Joe Rosenberger brought forward ideas and points about the Melrose Meadow View property and the city's plans. We are setting a joint meeting of MADA, Council, Planning & Zoning, Park & Rec Board to discuss the Planned Unit Development (PUD) for the area. One of Mr. Rosenberger's points was about the residential lots and cul-de-sacs. City Planner Hellermann asked considering that neighboring communities, Sauk Centre and Freeport, having single family home development, does MADA wish to plat, develop, and open up residential lots. Ms. Hellermann has been fielding calls from mortgage lenders and property owners asking if there are lots available. MADA discussed potential lot sizes. Perhaps the development closest to multi-family be double, twin or association style, the second one could be larger lots. Prior to the Monday Special Joint Meeting staff would like MADA's input on the platting of the Railroad West Development. MADA Member Frieler said perhaps the development next to the multi-family could be twin homes and patio homes and the next development over be more upscale single-family home. This will be further discussed at the May 8 Special Joint Meeting.

A.I. 7 UNFINISHED BUSINESS

- a. On Thursday, March 30, 2023, the Land Acquisition Committee also discussed a request from John Felling concerning his lots in Daylight Court. MADA had an option agreement with Mr. Felling which we did not proceed with because of the expense of infrastructure. The Land Acquisition Committee discussed Mr. Felling's request and directed staff to continue discussions. MADA could hold onto this property as a gateway to the north for potential Ms. Hellermann spoke with Mr. Felling to see if he would consider selling the remaining lots in Daylight Court for a total of \$10,000. MADA would hold onto this as a gateway for potential future development to the north. Mr. Felling agreed to the price.

A motion was made by Mr. Finken, seconded by Mr. Rahn and unanimously carried to purchase the lots in Daylight Court 2 for a sum of \$10,000.

A.I. #8 INFORMATIONAL ITEMS

- a. MADA's next meeting is scheduled for Thursday, June 8, 2023, at 6:00 a.m.
- b. City Planner Hellermann provided an update on various projects in town –
- Contacted MNDOT on entrance and exit to Melrose
 - Theiler land lease was executed
 - Stearns Electric Association building new facility on Kraft Drive
 - Harland Hector looking to expand storage sheds
 - Church Rectory Building Permit
 - Former Steam Brew will now be a beauty salon

- Rock Bottom and Scott Bussman looking at building sheds
- Riverside Development Group LLC to close on the Kraft Lot on May 15, 2023
- Working on billboard to be brought to next MADA meeting.

c. Administrator Winter provided an update on Legislative activity

A.I. #9 ADJOURNMENT

A motion was made by Mr. Rahn, seconded by Ms. Baum and unanimously carried to adjourn the meeting at 7:25 a.m.

PATRICIA HAASE – CITY CLERK