

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
REGULAR MEETING
THURSDAY, NOVEMBER 9, 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, November 9, 2023, at 6:00 a.m. at the Melrose City Center pursuant to due notice being given thereof. Present were MADA Members Bob Mayers, Dave Rahn, Joe Woeste, Travis Frieler, Mayor Joe Finken, City Administrator Colleen Winter, and Community Development Director Sheila Hellermann. MADA Members Jerome Duevel, and Julie Baum were absent. There are no active COC members. President Bob Mayers presided thereat.

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 APPROVAL OF MINUTES

A motion was made by Mr. Rahn, seconded by Mr. Frieler and unanimously carried to approve the minutes from the October 12, 2023, SJM with the Melrose City Council and Melrose Public Utilities Commission.

A.I. #4 REPORTS

- a. City Administrator Winter reported that the PUC and Council will be discussing the class action lawsuit against 3M and Dupont regarding pfas. The PUC has also discussed generation over the past year and are looking at sites behind the meter generation, specifically for diesel. Administrator Winter was contacted by the Greater Plains Institute who is working in conjunction with the MN Dept. of Health on a pilot project to install solar arrays in areas that are within the wellhead protection area. Winter and Terry Wolf of MRES met with the interested parties and discussed a potential project. The first thing that needs to happen is for the environmental engineering firm that has been retained by MDH to obtain some soil core samples. Staff is also looking to hire an Electric Operations Director. Ms. Winter also stated that Street/Parks Supervisor Gary Middendorf will be retiring in February 2024, Water/Wastewater Supervisor Tim Vogel will also be retiring in July 2024.

A.I. #5 ACTION ITEMS

None

A.I. #6 UNFINISHED BUSINESS

- a. Board and staff reviewed the status of projects – including:

Carstens Industries

Industrial Park

JOTS

Single family lots/developments

Ms. Hellermann provided information regarding potential single family development projects. MADA discussed the estimated assessments of the potential developments and discussed options that may be used to help offset these costs.

Commercial Rehabilitation Deferred Loan program

2024 Projects

Road Projects – Main Street and Railroad

Businesses with 2024 building plans including Stearns Electric, and storage units on a portion of the Belgrade Coop property now owned by MKI, and Harland Hector will be adding storage units at Blue Door Storage.

- b. Staff reviewed with the Board the status of the comprehensive plan engagement activities and steps forward.

A.I. 7 NEW BUSINESS

- a. MADA reviewed the proposed 2024 Meeting Schedule and advise of any changes.

A motion was made by Mr. Rahn seconded by Mr. Frieler and unanimously carried approving the 2024 meeting schedule.

A.I. #8 INFORMATIONAL ITEMS

- a. MADA's next meeting is scheduled for Thursday, December 7, 2023, at 6:00 a.m.

A.I. #9 ISSUES OF MADA/COC MEMBERS AND STAFF

None

A.I. #10 ADJOURNMENT

A motion was made by Mr. Finken, seconded by Mr. Rahn and unanimously carried to adjourn the meeting at 7:20 a.m.

PATRICIA HAASE – CITY CLERK