

**MELROSE AREA DEVELOPMENT AUTHORITY
REGULAR MEETING
THURSDAY, APRIL 9, 2026 – 6:00 A.M.**

1. CALL TO ORDER/ROLL CALL

The Melrose Area Development Authority met in a Regular Meeting on Thursday, April 9, 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, Dave Rahn, and Community Development Director Sheila Hellermann. MADA Member Jose Morelos was absent. President Mayers presided thereat.

2. APPROVAL OF THE AGENDA

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

3. APPROVAL OF MINUTES

A motion was made by MADA Member Finken, seconded by MADA Member Frieler, and unanimously carried to approve the minutes from the MADA March 5, 2026 Meeting.

4. REPORTS

4a. Community Development Director Update

Community Development Director Hellermann provided the following update. A new thrift store will be opening up in the old Birch Hill Community Church. The old Casey's was sold to one business and then was resold to another business for double the price. Unsure what happened but will keep an eye on the property for further developments. There has not been any communication to the city from the new owners of the property. The new tobacco shop on Main Street left a lot of garbage on the ground after removing their dumpsters. They have also not progressed any further on their renovations. El Portal fixed up their back room, so now they will be able to host events. The Centracare-Cura plat is with the City Attorney now. She was able to help a local trucking company find office space in town, so they have moved into a previous business space. There are large potholes at Rose Park that almost damaged the city Ford Edge vehicle.

Hellermann had a conversation with the City Attorney, Police Chief Maus, and City Clerk Kockler about egress windows in the basements of rental properties. We were trying to determine the liability of the city when issuing rental licenses to properties that may have bedrooms in basements that do not have egress windows. This also led into a discussion about whether there should be some limits on rental properties in the city. There may be further discussions in the summer on rental properties in the city and whether some additional rules or regulations should be added. MADA Members discussed rental properties and whether rental inspections should be moved to a third-party building inspection agency rather than being conducted by the Police Department and what the costs would be.

Work on the Small Cities Development Grant continues. The city has received a lot of interest from homeowners and landlords. The application for the grant is due next week. The daycare at the old Stearns Electric location is still moving forward. There are some questions about some of the grants that are being proposed for the property. MADA Members agreed with Hellermann that the city should stay away from any questionable grants.

5. OLD BUSINESS

5a. Community Opportunities Committee Discussion

Community Development Director Hellermann presented. We have two candidates that were proposed to become members of the COC at the last MADA meeting. Jake from Carstens is interested, but the other proposed candidate was not interested in applying. Hellermann asked if anyone had additional people they think could be good candidates to invite to apply to be a COC member. There was discussion about various potential ideas of people to reach out to.

5b. 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,
- discussions with the Stearns County Assessor and developer,
- discussion about August 1st DEED Redevelopment Grant and parking lot,
- and demo plan for bidding.

The parcel numbers being discussed are:

66.37010.0770
66.37177.0000
66.37210.0000
66.37209.0000
66.37208.0000

A motion was made by Secretary Rahn, seconded by Vice President Duevel, and unanimously carried to close the meeting at 6:14 A.M.

Discussion continued about a possible redevelopment of property.

A motion was made by MADA Member Woeste, seconded by Secretary Rahn, and unanimously carried to re-open the meeting at 6:50 A.M.

6. INFORMATIONAL ITEMS

6a. MADA's next meeting is scheduled for Thursday, May 14, 2026, at 6:00 A.M.

7. ISSUES OF MADA MEMBERS AND STAFF

Community Development Director Hellermann stated that people are still asking about the potential bakery, but she has not heard any more news about it yet.

8. ADJOURNMENT

A motion was made by Secretary Rahn, seconded by MADA Member Frieler, and unanimously carried to adjourn the meeting at 6:52 A.M.

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

CONNOR KOCKLER – CITY CLERK