

**MELROSE CITY COUNCIL
SPECIAL MEETING
MONDAY, JULY 6, 2026 – 6:05 A.M.**

1. CALL TO ORDER/ROLL CALL

The Melrose City Council met in a Special Meeting July 6, 2026 at 6:05 A.M. at the Melrose City Center pursuant to due notice being given thereof. Present were City Council Members Mark Niehoff, Travis Frieler, Joelene Wieling, and Tony Klasen, Mayor Joe Finken, Police Chief and City Point of Contact Craig Maus, Community Development Director Hellermann, and Human Resources Coordinator Doris Rieland. Mayor Finken presided thereat.

2. APPROVAL OF AGENDA

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

3. NEW BUSINESS

- 3a. Resolution Approving Assignment of Development Agreement and Consent to Assignment and Subordination of Development Agreement – Roach Development LLC

Community Development Director Hellermann presented. On October 23, 2024, the City of Melrose and Roach Development LLC, entered into a Development Agreement for the development of a 17-building, 34-unit townhome project on Railroad West. Roach Development LLC requires bank financing to complete the development project, and to obtain the required bank financing for the project, Roach Development LLC requests that the City of Melrose consent to assignment of the Development Agreement and consent to the subordination of the Development Agreement to its bank financing. The attached Resolution 2026-30 would authorize these actions. The documents have been reviewed by City Attorney Krueger and TIF Consultant Jason Murray. Bell Bank and Roach Development would like to close on the financing package on July 9th and are requesting action earlier by the Council than its July 16th regular meeting.

Council Member Niehoff asked what was meant by subordination of the Development Agreement? Hellermann said that it means that the City of Melrose becomes a secondary financier to the project. Mayor Finken stated that this has been done for a lot of projects. Hellermann stated that the banks require it.

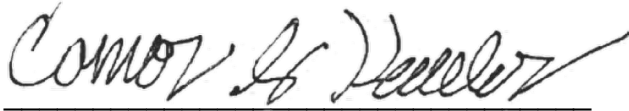
Mayor Finken asked when the homes are expected to be completed? Hellermann stated that they should be completed next spring, by June 1st. There are homes that are already being framed at the moment. Mayor Finken also questioned whether the homes are already rented out already? Hellermann stated that there is a waiting list and that people need to call Roach to get onto the list. She also stated that Roach is intending to not open any of the townhomes to renters until the entire development is complete.

Council Member Niehoff asked if they were all rental townhomes? Hellermann stated that was correct.

A motion was made by Council Member Wieling, seconded by Council Member Niehoff, and unanimously carried to approve Resolution 2026-30, Resolution Approving Assignment of Development Agreement and Consent to Assignment and Subordination of Development Agreement – Roach Development LLC.

4. ADJOURNMENT

A motion was made by Council Member Wieling, seconded by Council Member Frieler, and unanimously carried to adjourn the meeting at 6:08 A.M.

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

CONNOR KOCKLER – CITY CLERK