

**MELROSE AREA DEVELOPMENT AUTHORITY
REGULAR MEETING
THURSDAY, OCTOBER 13, 2022 – 6:00 A.M.**

AGENDA

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes
4. Reports
 - a. City Administrator Report
5. Action Item
 - a. Daylight Court Option Agreement
6. Old Business
 - a. Potential Land Sale/Purchase Agreement Industrial Park PID 66.37010.0285
 - b. Option Agreement I-94 Industrial Park
 - c. County Road 168 Riverfront (Middendorf) Property
 - d. Riverview Site Plan and Drawings
 - e. Nature Energy Trip Summary
7. New Business
 - a. Workforce Housing Discussion (Long Prairie Packing)
8. Informational Items
 - a. Next Meeting – November 10, 2022 – 6:00 a.m.
9. Issues of MADA/COC Members and Staff
10. Adjournment

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
REGULAR MEETING
THURSDAY, OCTOBER 13, 2022 – 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, October 13, 2022, 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, Sara Hoffner, Travis Frieler, Mayor Joe Finken, City Administrator Colleen Winter, City Planner Sheila Hellermann. and Traci Ryan with Ryan Consulting LLC attended the meeting via phone conference. 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 Ms. Hoffner 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 September 22, 2022, Regular Meeting.

A.I. #4 REPORTS

City Administrator Winter provided an update. The WWTF project will be delayed due to availability of glass lined piping. It is now estimated a spring 2023 completion date. The RDB project is moving right along. Ms. Winter met with the Lions regarding a donation to the Sauk River Park improvements.

A.I. #5 ACTION ITEMS

- a. The Option Agreement with John Felling for the lots in Daylight Court will expire on Tuesday, November 1, 2022. Consultant Traci Ryan stated that she has had a conversation with City Engineer Dave Blommel. Mr. Blommel is requesting bids from contractors. Mr. Blommel is not optimistic that the prices will come in better than his original estimate. He is also concerned regarding the high-water table on these lots. Ms. Ryan is recommending not to exercise or extend the option agreement.

A motion was made by Mr. Duevel, seconded by Ms. Baum and unanimously carried electing to let the Option Agreement expire.

A.I. #6 UNFINISHED BUSINESS

- a. MADA at its September 12 meeting began a discussion on the potential sale of Lot 6 Block 1 in Industrial Park to MKI Enterprise (Matt Imdieke) for construction of storage buildings. Initial discussion had taken place not to support the sale. However, a quorum was no longer available prior to any formal action being taken.

Staff has still been in conversation with Mr. Imdieke. Staff is working to identify alternative property that may be suitable for Mr. Imdieke. Staff has been working with the potential developer of the Railroad West property to sell approximately 4.2 acres to Mr. Imdieke. MADA by consensus approved staff moving forward with working out the details of potentially selling a portion of the Railroad West Property to be brought back to MADA for consideration. No action is required.

- b. MADA at its September 12 meeting discussed the sale of Lot 4 Block 1 in the I-94 Industrial Park. A motion was made recommending the Council approve the option to purchase for the term of one year with the option to extend for a second year, with an option price of \$1,500, and the land price will be tied to the sale of the Matt Imdieke purchase of Lot 6 Block 1. However, no action was taken on the sale of Lot 6 Block 1. Therefore, MADA will want to reconsider the recommendation for the sale price of Lot 4 Block 1. MADA by consensus directed staff to further research comps and bring this back to MADA at its next meeting.
- c. Development Consultant Traci Ryan provided an update on the Middendorf Riverfront Property. There has not been much progress on this property title. Ms. Ryan is continuing to work with the attorneys. Ms. Ryan has had a conversation with Mr. Middendorf regarding splitting the cost of the quiet title. MADA by consensus directed attorneys to obtain quiet titles on both properties.
- d. Riverside Development Group LLC has provided site plans and drawings for the Kraft Lot Development. The Council will be reviewing the purchase agreement and developers' agreement at its October regular meeting. The Council will also need to authorize an EAW.

A motion was made by Mr. Duevel, seconded by Ms. Baum and unanimously carried endorsing the Riverside Development Group Project on the Kraft Lot.

- e. Joe Finken, Electrical Supervisor Roger Avelsgard, and Development Consultant Traci Ryan traveled to Denmark to tour the Nature Energy facilities. Consultant Ryan provided an update on the Nature Energy tour. It was the consensus of the group that there was minimal odor. Odor was contained by providing indoor load/unload facilities. Buildings had negative pressure, that is to have outside air coming into the building and not inside/building air escaping to the outside. Foul air is captured and treated through a scrubber system. Nature Energy (NE) noted that they notify neighbors when there may be greater odor, so evidently, there are times when odors will occur. NE's position is that, overall, this is still less odor than if raw manure is spread in the fields. Ms. Ryan noted that Denmark has strict recycling requirements. Any food waste has to be broken out. The delegates from Melrose were impressed at the operations. Their water and sewer requirements are minimal, however they would have a large electrical load. The next step is finding a site.

A.I. #7 NEW BUSINESS

- a. Long Prairie Packing is offering temporary company housing to qualified individuals interested in relocation to Long Prairie for long term employment. Staff has pulled together information about housing being constructed in Long Prairie as an incentive for employment

A.I. #8 INFORMATIONAL ITEMS

- a. MADA's next meeting is scheduled for Thursday, November 10, 2022, 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. Baum, seconded by Mr. Frieler and unanimously carried to adjourn the meeting at 7:05 a.m.

PATRICIA HAASE – CITY CLERK