

**MELROSE CITY COUNCIL AND
MELROSE AREA DEVELOPMENT AUTHORITY
SPECIAL JOINT MEETING
WEDNESDAY, MARCH 25, 2026 – 7:00 A.M.**

1. CALL TO ORDER/ROLL CALL

The Melrose City Council and Melrose Area Development Authority met in a Special Joint Meeting on Wednesday, March 25, 2026, at 7:00 A.M. at the Melrose City Center pursuant to due notice being given thereof. Present were Council Members Joelene Wieling, Mark Niehoff, Travis Frieler, Tony Klasen and Mayor Joe Finken, MADA Members Joe Woeste, Jose Morelos, Jerome Duevel, Bob Mayers, Dave Rahn, Community Development Director Sheila Hellermann, and Police Chief Craig Maus. Mayor Finken and MADA President Mayers called the meeting to order.

2. APPROVAL OF AGENDA

A motion was made by Council Member Wieling, seconded by Council Member Niehoff, and unanimously carried to approve the agenda for the City Council.

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

3. OLD BUSINESS

3a. Potential Redevelopment

The Council, and MADA to discuss potential redevelopment opportunity.

According to State Statutes, there are certain exceptions to the Open Meeting Law, which allow councils to close meetings. The City Council 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 Council Members and all other person 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.

A motion was made Council Member Niehoff, seconded by Council Member Wieling, and unanimously carried to close the meeting at 7:00 A.M. for the City Council.

A motion was made by MADA Member Woeste, seconded by Vice President Duevel, and unanimously carried to close the meeting at 7:01 A.M. for MADA.

Discussion continued about a possible redevelopment of property, including the most

recent communications with the owner of the parcels, potential developers/partners with the city, and grant applications and funding options.

A motion was made by Council Member Niehoff, seconded by Council Member Klasen, and unanimously carried to re-open the meeting at 7:40 A.M. for the City Council.

A motion was made by Secretary Rahn, seconded by MADA Member Morelos, and unanimously carried to re-open the meeting at for 7:40 A.M. for MADA.

A motion was made by Council Member Wieling, seconded by Council Member Niehoff, and unanimously carried to approve the real estate donation agreement.

4. ADJOURNMENT

A motion was made by Council Member Frieler, seconded by Council Member Niehoff, and unanimously carried to adjourn the meeting at 7:43 A.M. for the City Council.

A motion was made by Secretary Rahn, seconded by Vice President Duevel, and unanimously carried to adjourn the meeting at 7:43 A.M. for MADA.

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

CONNOR KOCKLER – CITY CLERK