

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
THURSDAY, JUNE 9, 2022 – 6:00 A.M.**

AGENDA

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes
4. Reports
5. Action Items
6. Unfinished Business
 - a. Lot and Land Development RFP
 - b. Middendorf Purchase Agreement
 - c. Nature Energy Update
7. New Business
 - a. Kraft Lot Site Plan/Development Agreement
8. Informational Items
 - a. Next Meeting
9. Issues of MADA/COC Members and Staff
10. Adjournment

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
REGULAR MEETING
THURSDAY, JUNE 9, 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, June 9, 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, and Mayor Joe Finken, City Administrator Colleen Winter, and Traci Ryan with Ryan Consulting LLC. 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 Mr. Duevel, seconded by Mr. Frieler 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. Frieler and unanimously carried to approve the minutes from the May 12, 2022, Regular Meeting.

A.I. #4 REPORTS

None

A.I. #5 ACTION ITEMS

None

A.I. #6 UNFINISHED BUSINESS

- a. At its May 12 meeting MADA reviewed the Lot and Land Development RFP prepared by Development Consultant Ryan. An Ad was placed in the June 1 edition of the *Star Post*. The RFP is posted on the city website. The ad was mailed to developers, local area building contractors and lumber yards, and realtors.
- b. The Council at its May 16 meeting approved the purchase of PID # 22.12555.0000 and PID # 21.12556.0000 (Gary and Eileen Middendorf property) MADA reviewed the purchase agreement.

A motion was then made by Ms. Baum, seconded by Ms. Hoffner and unanimously carried approving the purchase of of PID # 22.12555.0000 and PID # 21.12556.0000 (Gary and Eileen Middendorf property)

- c. At the May 12 MADA meeting, Ray Davy and Bob Peplin with Agri-Waste Energy Inc provided information on Nature Energy's potential development in Industrial Park. Ms. Ryan has not been able to connect with Mr. Klaphake. Ms. Ryan continues to work on this development.

A.I. #7 NEW BUSINESS

- a. City Administrator Colleen Winter and Development Consultant Traci Ryan met with Gohman Construction regarding development of the Kraft Lot. Gohman Construction has submitted a site plan for the proposed development. MADA reviewed the site plan. Ms. Ryan is working on preparing a Development Agreement. The site plan will need revisions for parking. This will also need to be reviewed by Planning and Zoning and the watershed district. Ms. Ryan is recommending an escrow deposit of \$15,000.

MADA by consensus concurred with the escrow deposit of \$15,000.

A.I. #8 INFORMATIONAL ITEMS

- a. MADA's next meeting is scheduled for Thursday, July 14, 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. Duevel, seconded by Mr. Finken and unanimously carried to adjourn the meeting at 6:40 a.m.

PATRICIA HAASE – CITY CLERK