

**MELROSE AREA DEVELOPMENT AUTHORITY/
COMMUNITY OPPORTUNITIES COMMITTEE
REGULAR MEETING
THURSDAY, APRIL 11, 2024 – 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, April 11, 2024, 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, Dave Rahn, Joe Woeste, Travis Frieler, Mayor Joe Finken, City Administrator Colleen Winter, and Community Development Director Sheila Hellermann. MADA Member Jose Morelos was absent. 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. Finken, seconded by Mr. Rahn and unanimously carried to approve the agenda as submitted.

A.I. #3 APPROVAL OF MINUTES

A motion was made by Mr. Frieler, seconded by Mr. Woeste and unanimously carried to approve the minutes from the March 14, 2024, Regular Meeting.

A.I. #4 REPORTS

- a. Community Development Director Hellermann provided an update. Ms. Hellermann stated that at the end of the 1st quarter 2024 we had 40 building permits totaling \$1.795 million. Kwik Trip's sidewalk is in, and the additional signage should be going up soon to prevent the exiting onto County Road 13. Riverside Flat had an open house on Sunday afternoon. Stearns Electric officially approved the new headquarters last week and things are moving quickly now. The shed needs to be moved by April 29th and we have assigned the site a new, separate address. Church of St. Mary's has submitted an application this week for a shed. Blue Door Storage this week submitted an application for the first shed in its expansion. MKI Enterprises is beginning dirt work for its two sheds. And a permit was received this week for the 1st of the new homes along 5th Ave NW. We had a preconstruction meeting for the County Road 168 sidewalk. They will begin soon as road restrictions came off on Monday. We are working on setting up a preconstruction meeting for the Main Street the week of April 22nd. We did not receive the local road improvement funds for Main Street. Only 1 city in the entire 3rd district did. Our low bidder for Main Street was going to charge an extra \$250,000 if we had received the grant and they needed to pay prevailing wages. Last week I was appointed by the Stearns County Commissioners to the Housing Trust Fund Board of Directors. This board determines funding priorities for loans and grants to developers, nonprofits and cities for affordable and workforce housing.

- b. City Administrator Winter provided a legislative update. Several bills that we continue to watch this session include:
SF 4899/HF 4872 would distribute 25 million to communities under 5000 population for street maintenance, repairs and reconstruction. If enacted this funding would be distributed to small cities on a formula basis by July 1st 2024. It has been held over to be included in the omnibus bill.

SF 5157 which would impose prevailing wages on house tax increment financing projects that receive over \$100,000 in TIF assistance. Concern with this bill is the impact on local contractors.

EMS legislation falls short of the request by CGMC to secure funding for EMS services. The Governor's budget is proposing funding at 16 million, whereas CGMC is asking for 120 million.

HF 4010 Provides requirements and limitations for cities related to multifamily residential developments. MF housing can be located in any zoning district, with limited Conditional Use permit requirements, parking, height restrictions.

HF 4757 would make changes to laws regulating cannabis and related products. The changes are designed to clarify the role of the Office of Cannabis management, and what local controls can be imposed.

Administrator Winter also gave an update on new hires.

A.I. #5 ACTION ITEMS

None

A.I. #6 UNFINISHED BUSINESS

- a. At its March 14th meeting, MADA approved a Letter of Intent for development of the 25 lots in Railroad West. At the March 21st special meeting with the Council, two requested changes were briefly discussed and received favorably by both Council and MADA. A motion is needed to approve the two changes – extending the closing from September 1st to December 1st 2024, and allowing the developer until spring 2027, at the latest, to begin construction.

A motion was made by Mr. Woeste, seconded by Mr. Duevel and unanimously carried approving the two changes in the Letter of Intent: extending the closing from September 1st to December 1st 2024, and allowing the developer until spring 2027, at the latest, to begin construction.

Community Development Director stated that for various reasons one being due to the development requirements imposed by Minnesota State Statutes, in order to meet the obligations of the Letter of Intent, MADA will need to transfer the land ownership to the city.

A motion was made by Mr. Rahn, seconded by Mr. Finken and unanimously carried approving the transfer of the 25 lots in Railroad West to the City of Melrose.

- b. Work continues on updating the comprehensive plan. Staff reviewed the status of the project and discussed upcoming opportunities to contribute your thoughts and ideas. If you wish to share your vision on future expansion of the city, you can submit in writing or stop in and visit with Community Development Director Hellermann.

A.I. #7 NEW BUSINESS

- a. Staff have been receiving inquiries about the five lots which MADA purchased in the Daylight Court development. MADA discussed these inquiries.

The consensus of MADA is to not offer the property for development.

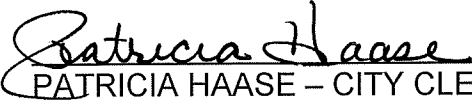
A.I. #8 INFORMATIONAL ITEMS

- a. MADA's next meeting is scheduled for Thursday, May 9, 2024, at 6:00 a.m.

A.I. #9 ISSUES OF MADA/COC MEMBERS AND STAFF

A.I. #10 ADJOURNMENT

A motion was made by Mr. Rahn seconded by Mr. Frieler and unanimously carried to adjourn the meeting at 6:25 a.m.


PATRICIA HAASE – CITY CLERK