



Meeting Agenda

August 6, 2018 (7:00PM)

Please call 507-479-3219 if you are unable to attend

- I. Call meeting to order**
- II. Agendas & Minutes**
 1. Consider 8/6/2018 Agenda
 2. Consider 7/2/2018 Minutes
- III. Bills and Communications:**
 - A. Fund Balances
 - B. Reports
- IV. Monthly Reports/Updates:**
 1. Mayor's report
 2. Council Liaison report
 - i. Mark Wentzlaff
 - ii. Diane Brown
- V. Unfinished business:**
 1. City of Green Isle Economic Profile
 2. City of Green Isle Annual Report
 3. SMIF Small Town Grant update
- VI. New Business:**
 1. Green Isle Cold Storage facility MIF application
 2. Green Isle Community School Child Care Center
- VII. Adjournment**



JULY 2, 2018
7:06 PM

I. CALL TO ORDER

Pursuant to due call and notice thereof, Green Isle Board President Randal Bruegger called the Green Isle Economic Development Authority meeting to order at the Green Isle City Hall at 7:06 pm.

Members present: Randal Bruegger, Mark Wentzlaff, Diane Brown, Scott Vos, Jason Mackenthun

Members absent: Mark Miller

Staff present: Amy Newsom (EDA Director), Lilian Nakijoba (Intern, Sibley County)

Staff absent: None

Guests Present: Mayor Joe Kreger Allen Bartels (President, Bartels Truck Company) and Allen Smith (General Manager, Bartels Truck Company)

II. MINUTES AND AGENDA

1. 6/4/2018 EDA minutes

Wentzlaff commented on the correction of his name from Mike to Mark. Nakijoba will make the correction. Motion to approve 6/4/2018 EDA minutes with the name change was made by Brown, second by Mackenthun. Motion was carried.

2. 7/2/2018 Agenda

III. BILLS AND COMMUNICATIONS

A. Fund Balances

Motion by Wentzlaff to approve the RLF fund balance \$5,102.93, second by Bruegger. All members approved. Motion carried.

IV. MONTHLY REPORTS/UPDATES

1. Mayor's report

Mayor Kreger reported a residential lot sold by the Lake Erin.

The Mayor also reported that the baseball team requested to put a fence by the ditch, for safety purposes. He also reported that MnDot agreed to clean out the ditch problems by Highway 5. He added that MnDot also agreed to pay for the sidewalk construction along the state highway 5, which is set to happen next year.

2. Council Liaison Report

i. Mark Wentzlaff

No report

ii. Diane Brown

Brown reported that efforts to clean up the City are underway in order to make it easier for people to sell their homes and to make Green Isle an inviting community to new people.

V. Unfinished business:

1. Approve/Deny revolving loan to JIT in the amount of \$15,100
2. Approve/Deny resolution #2018-1

Newsom reported that the Revolving Loan Fund met on Friday, June 29, 2018 and approved amount \$15,100, at a 6% interest rate to be paid back in 10 years by JIT Companies. She added that UCC filing needs to be done, to make sure the company has not used this new equipment as collateral anywhere else.

Motion to approve the revolving loan to JIT in the amount of \$15,100, and to approve the resolution #2018-1 was made by Bruegger, seconded by Mackenthun. Motion carried.

VI. New Business:

1. Bartels Truck Line Construction in the Green Isle Industrial Park.

Allen Smith, the General Manager of Bartels introduced himself, Allen Bartels, the president of Bartels Company and requested that Nakijoba hand out a letter showing interest for the company to build an automated refrigerated commercial warehouse storage unit in the Green Isle Industrial Park lots #340158010, 340158020 and 340158030.

Allen Smith highlighted the requests the company made in the introductory letter, which included, multiple entrances to the facility, have any prior property assessments waived, among others.

Smith also highlighted that Scott Vos is currently working with Bartels as the project manager and in charge of the building functions.

Smith noted that the company has chosen to apply for TIF, and added that they hope to have 6 to 10 full time employees for starters. He highlighted that the facility will require someone with Information Technology intelligence to manage it and so the opt to pay a higher wage with better standard employees.

Smith also asked to have the first rights of refusal for the lots # 340158070, 340158060, 340158050 &340158040.

Kreger appreciated Bartels interest in the City of Green Isle and noted that the City is dedicated to putting together the best possible packet for the Company.

Wentzlaff also added that Bartels could be the best thing to happen to Green Isle.

The EDA made a recommendation to City Council for the next meeting, set for July 10, 2018.

Motion to approve Bartels Truck Line construction in Industrial Park and move to City Council was made by Wentzlaff, seconded by Brown. Vos abstained. Motion carried.

2. MVEC Grant and Fundraiser for LED lights

Mayor Kreger presented that the City has interest in applying for the MVEC grant to purchase LED lights for the city. He added that the fundraiser is set for July 25, at 7pm, and that he will contact the previous donors to attend the fundraiser. He noted that he will find out the price for the LED lights, to set the amount of money needed for the fundraiser, to match the grant.

3. Small Towns grants program from SMIF

Nakijoba presented the availability of the SMIF Small Town Grants program for which the City could apply. She added that \$10,000 is available in grant money and requested for creative and collaborative ideas from board members.

Scott Vos suggested to improve the play park. Randal Bruegger suggested to improve the entrance signs to the city.

4. Presentation of the City of Green Isle Economic Profile Draft

Nakijoba noted that she is currently working on the city economic profile, highlighting the housing, education, and other services offered by the city. Newsom urged the board members to review the draft and make any recommendations as required.

5. Annual Report Draft 2018

Nakijoba also reported that she is also working on the annual report draft in fulfillment of one of the goals the EDA adopted for 2018. Am also recommended that the board review this draft as well and make any recommendations as required.

6. Adjournment

Motion by Bruegger to adjourn the meeting, second by Brown. Motion carried.

Meeting was adjourned at 8:49pm.

RESOURCE PROFILE FOR ECONOMIC GROWTH CITY OF GREEN ISLE, MN



'...a bit of Ireland'

Economic Development Authority

Table of Contents

Overview of the City

Green Isle is a growing community located in South Minnesota., approximately 55 miles southwest of the Twin Cities. It is a 'Premier City on the Move' within Sibley County located by the intersection of Minnesota State Highways 5 and 25. According to the United States Census Bureau, the city has a total of 0.8 square miles, all of it land, and its elevation is 1,004 feet (306m) above sea level. Bodies of water close to Green Isle include a series of 3 lakes collectively known called the Mud Lakes, along Washington Lake and Shauer Lake. Near Green Isle, there is also Silver Lake, High Island Creek and the Minnesota River.

Green Isle is a progressive city and home to over 555 residents, with low costs of living and crime rates, and easy access to major highways. These aspects have been major contributions towards the growth of the city's housing sector, industrial park establishment and growth.



A map of Green Isle's Location



Aerial View of the City

...Beautiful Community, a close distance to everything; shopping, restaurants and more! You have to check out the wonderful baseball field in town!

- Mike Westphalen, Realtor, RE/MAX Advantage Plus

HISTORY OF THE CITY

Green Isle Township settled in 1857, and organized on May 11th, 1858. The city received its name referring to Ireland, "the Emerald Isle" by suggestion of Christopher Dolan, an Irish immigrant. The area around Green Isle was settled by several families as early as 1855. The Minneapolis and St Louis railroad with the station came through in 1881. The city of this name, in the adjacent section 18 of Washington was platted in August, 1881 and incorporated as a village on December 8, 1883. The city had a station of the Minneapolis and St Louis railroad and has had a post office since 1866. Lake Erin, next eastward from this city, testifies similarly to the loyal spirit of its settlers from Ireland.

COMMUNITY DEMOGRAPHICS

Between 2015 and 2016, the city population declined by 0.72% and its household income increased from \$54,167 to \$57,500, a 6.15% increase.

The population of Green Isle is 88% white, 10.5% Hispanic and 1.45% other.

9.8% of the people in the City speak a non-English language, and 93.50% are U.S citizens.

Population-551

Median age-34

Median Income-\$54,167

Median Home Value-\$117,000

MEDIAN AGE IN GREEN ISLE

Median Age	33.6%
Age 18 Over	68.1%
Age 21 Over	62.3%
Age 62 Over	12.8%
Age 65 Over	12.4%

HEALTH OVERVIEW AND QUALITY OF LIFE

Green Isle is 6 miles away from the Ridgeview Sibley Medical Center, which is dedicated to providing health care services of outstanding quality, caring for patients and improving the health of individuals served.



The Ridgeview Sibley Medical Center

Green Isle has a 1:27 primary care clinician to patient ratio and a Medicare reimbursement average per patient per year of \$8,695. Green Isle residents 6-17 years of age are the largest group with health care.

EDUCATIONAL RESOURCES

The community is home to the Green Isle Community School, dedicated to foster a positive and respectful multiage environment that promotes educational excellence, service learning, community connections and responsible citizenship to children.





Green Isle Community School

...“There are wonderful learning opportunities at the Green Isle Community School that all students can appreciate...”

Shelly King

Parent-Member,
Board

All staff work together to enrich the greater Green Isle Community by establishing traditions that celebrate history and heritage. The school also purposefully strives to create a nurturing environment that will foster respect, cooperation and good character development in children.

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In addition, there are a number of universities and colleges within 40 miles of Green Isle, including Ridgewater College in Willmar and Hutchinson, Gustavus Adolphus College, 24 miles away in St Peter, MN, Bethany Lutheran College, Mankato and Minnesota State University, Mankato, about 36 miles away.



Over 15,000 students are enrolled each year.

Minnesota State University offers various areas of study both from undergraduate and graduate programs including; Accounting, nursing, sociology, theatre arts and political science.

Gustavus Adolphus College has a student enrolment of over 2,500 students. Some of the programs offered include; Computer Science, Economics, Gender Studies



Ridgewater College offers a variety of educational options including Art&Design, Business&Marketing, Information Technology and Law Enforcement

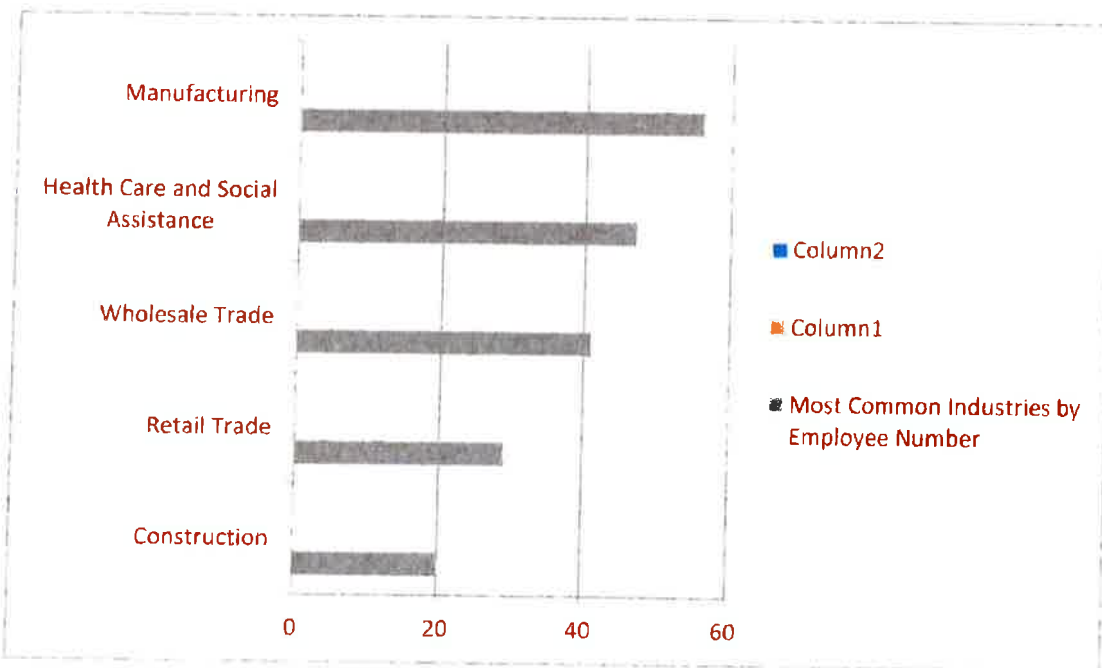


Overview on the Local Economy

The city of Green Isle employs 280 people. The economy specializes in Wholesale Trade: (Agriculture, Fishing and Forestry), retail trade, manufacturing, health care and social assistance, which employ 2.07 times more people than what would be expected in a location of this size. (datausa.com)

The economy is fairly diverse and has developed its economy and resources through timely and steady investment in developing an industrial park to attract businesses and make the community grow.

Graph showing most common Industries by Employee Number



Select Major Non-Government Employers

Employer	Product /Service
Wentzlaff Masonry Construction	Construction Services
Vos Construction Inc.	Construction Services
Mineral Service Plus, LLC	Well Drilling Contractor
JIT companies	Water Jet cutting



JIT Company, Shamrock Drive, Green Isle



Vos Construction Inc.

'...little has changed since the first time I used Vos Construction Inc. back in the 80's, when I found the company to be honest, punctual, pleasant, while providing outstanding workmanship with the utmost of integrity...'

*- Larry Webber,
(representing Olsen Chain & Cable Owned and operated by the Camp Family)*

SERVICES AVAILABLE IN GREEN ISLE:

The city offers variety of services to residents and businesses to ensure the well-being, comfort and growth of everyone in the community. The amount of growth, as well as the commitment from the City to provide as many services as possible in such a small community is what led the city to the Opening of a charter school, which welcomed students in the fall of 2005.

Services offered include:

1. BANKING

The Cornerstone State Bank, a locally owned and independent bank, has grown over the years and extended a branch in Green Isle. All staff is committed to hometown service and growth of its customers, and the community as a whole.

The City combines many essential functions and services with the city of Arlington namely; water treatment and waste water services. Police protection is provided by the Sibley County Sheriff's Department. These types of relationships have proven to be very cost effective



Cornerstone State Bank

2. LAW AND ORDER

The Sibley County Sheriff's Department provides law enforcement protection for the city of Green Isle

3. HOUSING

The City offers affordable homes in a small town friendly, clean and safe atmosphere, with ease of access to the State Highways 5 and 25, and to nearby businesses and services. The lots are well equipped with one of the newest and most advanced water and wastewater systems.

Whatever your preference is, the City of Green Isle offers it: from single family custom homes in any style or size to single level twin and quad homes for the individual that does not want to the upkeep of a large yard or a lot of steps to shovel.



**City of Green Isle
Economic Development Authority
Annual Report 2018**



Photo: EDA 2018 members

**Front Row (Left to Right): Diane Brown, Scott Vos, Randal Bruegger (President)
Back Row (Left to Right): Mark Miller, Jason Mackenthun, Mark Wentzlaff (Vice-
President)**

**City of Green Isle
Economic Development Authority
Annual Report 2018**

Report Contents:

- I. Green Isle Economic Development Authority
- II. 2018 Goals and Objectives
 - A. Create and use an EDA bank account
 - B. Create and Economic Profile for the city of Green Isle
 - C. Promote the City
 - D. Create and maintain a city Facebook account
 - E. Attract businesses to Green Isle
 - F. Identify area of Improvement
- III. Activity Report
 - a. USDA Rural Development Grant Application
 - b. New Businesses in the Industrial Park
 - c. Child Care Center at the Green Isle Community School
 - d. One on one face book and website assistance
 - e. Advertising and Purchase of Residential Lots
 - f. Christmas Lights
 - g. SMIF grant
 - h. EDA Website Content
- IV. 2019 GOALS AND INITIATIVES
 - A. Ongoing Initiatives
- V. Conclusion

I. GREEN ISLE ECONOMIC DEVELOPMENT AUTHORITY

The Green Isle Economic Development Authority (EDA) is governed by a six member Board of Directors. The Board consists of two members from the business community, four residents, and one City Council liaison. The structure of the board during 2018 is provided in the table below.

Member	Position	Affiliation	Term Expires
Randal Bruegger	President	Green Isle Resident	12/2019
Mark Wentzlaff	Vice President, Board of Directors	City Council	12/2022
Diane Brown	Member, Board of Directors	City Council	
Scott Vos	Member, Board of Directors	Business Owner	12/2021
Mark Miller	Member, Board of Directors	Business Owner	12/2022
Jason Mackenthun	Member, Board of Directors	Green Isle Resident	12/2023

Two members; Diane Brown and Jason Mackenthun were sworn in as EDA members on January 10th, 2018.

The EDA is also currently contracting with Sibley County for Economic Development Assistance. Amy Newsom is currently filling this position.

II. 2018 GOALS AND OBJECTIVES

At the start of 2018, the EDA specified several goals and objectives to be accomplished throughout the year, including creating and using an EDA bank account, attracting businesses to Green Isle, and promoting the city, creating an economic profile and a City Facebook page, and identifying areas of need/improvement in the community. The following were undertaken.

A. Create and use an EDA bank account:

The Green Isle EDA has opened a bank account for its portion of the revolving loan fund. The EDA is waiting to receive the USDA funds to open a bank account. JIT Company is interested in filling out the RFL grant application to get the process moving.

B. Create an Economic Profile for the city of Green Isle

The Green Isle Economic Development Profile, highlighting transportation, the community school, housing and the industrial park is currently being arranged and compiled by the Sibley County Economic Development Department.

C. Promote the City:

D. Create and Maintain a Facebook account:

Amy Newsom created a city Facebook page and is currently handling its management to help promote the city.

E. Attract Businesses to Green Isle

The EDA board moved to market and promote the Industrial park, and as a result, the city received a new business in the park and 2 more presented interest in moving to Green Isle.

F. Identify areas of Improvement:

The EDA board is currently discussing fund acquisition and improvements to be made by 190 McGrann Street, in efforts to build a sidewalk for children attending the Green Isle Community School

III. ACTIVITY REPORT

In addition to the identified goals and objectives above, there were other activities undertaken by the EDA IN 2018. These included:

a) USDA Rural Development Grant Application

The Green Isle EDA made the grant application to the United States Department of Agriculture for a grant under its Rural Business Development Grant Program and received the funds, to be used under the EDA board administration. Amy Newsom contacted various businesses to have them apply for the loan.

b) New Businesses in the Industrial Park

The EDA approved the brewery business and Timberline Wood Products Purchase and operation in the Industrial Park and is currently working with a new potential automated storage business to purchase more industrial lots.

The EDA is currently marketing the smaller lot off Highway 5 to attract a fast food place, coffee house or a restaurant.

c) Child Care Center at the Green Isle Community School

Director Brandy Barrett reported to the EDA board that the school submitted a license for a child care center, and information on this center was made available on the school website. Class room renovations, inspections and improvements are currently being done, and there are 12 children on the waitlist.

d) One on One Facebook and Website assistance:

Amy Newsom reported that Sibley County is still offering one-on-one assistance to residents and businesses in creating and maintaining their Facebook pages, business websites and logo creation.

e) Advertising and Purchase of Residential Lots:

Residential lots available in the City were posted on the city website by Amy Newsom. The mayor reported that new homes are being constructed in Green Isle, and 3 lots were purchased by a resident. Marketing for these lots is still ongoing. Information about location and pricing of available lots is on the City Website

f) Christmas Lights:

The city will apply for the MVEC operation Round Up again in August. The city is planning on a fundraising event for July 25th to raise funds for a grant match.

g) SMIF grant

The city is looking to apply to the Southern Minnesota Initiative Foundation again. Suggestion for fund uses could be.....

h) EDA website content

The EDA section of the Green Isle City website now includes information on the city news and updates, upcoming community events and the city contact, board packets on the EDA minutes and agendas (June 2017-June 2018), and resources on the Green Isle Tax

Abatement Policy, Green Isle TIF policy and application, Green Isle City Brochure, Green Isle Commercial Lots policy, local developer listings, Industrial park lots, business lots, residential homes for sale and drone footage of residential lots.

The EDA portion of the website also includes a link to several resources available on the Sibley County website including: Minnesota Department of Employment, Small Business Development Center, R9, Rural Minnesota Energy Board, Sibley County Funding Sources, Sibley Talk, Southern Minnesota Initiative Foundation, Twin Cities & Western Railroad Company, and Sibley County Workforce information.

IV. 2019 GOALS AND INITIATIVES

A. Ongoing Initiatives

1. Attract Businesses
2. Market Community on City Facebook page
3. Create an Economic Profile
4. Maintain EDA bank account
5. Compiling the 2018 annual report

V. CONCLUSION

The EDA successfully reorganized the board of directors with the addition of two members and created an EDA bank account. The EDA is constantly working on finalizing the loan applications for the Revolving Loan Fund with help from Sibley County, represented by the EDA Director, Amy Newsom. More businesses are interested in the industrial park so the city is working with a number of them. Many of the other EDA goals continue to be pursued, including promoting the city and attracting more residents and businesses to grow the community.