



## **Meeting Agenda**

**November 5, 2018 (7:00PM)**

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

- I. Call meeting to order**
- II. Agendas & Minutes**
  1. Consider 11/5/2018 Agenda
  2. Consider 10/1/2018 Minutes
- III. Bills and Communications:**
  - A. Fund Balances: \$173.69
  - B. Reports – RLF payments due 18<sup>th</sup> of the month
- IV. Monthly Reports/Updates:**
  1. Mayor's report
  2. Council Liaison report
    - i. Mark Wentzlaff
    - ii. Diane Brown
- V. Unfinished business:**
  1. Final review of economic profile, recommendation to Council
  2. Update on Green Isle Refrigerated Warehouse Public Hearing/MIF application
- VI. New Business:**
  1. Recommendation to Council on Green Isle Refrigerated Warehouse purchase agreement
- VII. Adjournment**



October 1, 2018  
7:00 PM

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**I. CALL TO ORDER**

Pursuant to due call and notice thereof, Green Isle EDA Vice President Mark Wentzlaff called the Green Isle Economic Development Authority meeting to order at Green Isle City Hall at 7:00 P.M.

**Members present:** Mark Wentzlaff, Scott Vos, Jason Mackenthun, Diane Brown, and Mark Miller

**Members absent:** none

**Staff present:** Amy Newsom (EDA Director)

**Staff absent:** None

**Guests present:** Brandy Barrett – Green Isle Community School, Mayor Joe Kreger

**II. MINUTES & AGENDA –**

1. 10/1/2018 EDA agenda
2. 9/10/2018 EDA minutes – Motion by Miller, second by Vos to approve minutes and agenda. Motion carried.

**III. BILLS & COMMUNICATIONS**

- A. Fund Balances: \$5.51
- B. Periodic Financial Reports:

**IV. MONTHLY REPORTS/UPDATES**

1. **Mayor's report** – Mayor Kreger reported that things have slowed down with real estate stating that the latest Voss house is still on the market. Kreger also reported that Justin Spade is adding a Fireman's BBQ north of the UFC store.
2. **Council liaison reports (Mark Wentzlaff and Diane Brown):** None.

**V. UNFINISHED BUSINESS**

1. **Update on Green Isle Community School Daycare (Brandy Barrett):**

- a. Barrett reported that they have 1 infant, 2 toddlers, and a full preschool at the school. There is an inquiry on a toddler position. The twins that were going to start in December will no longer be coming.

This is the only licensed center in Sibley County with hours of 6:00 AM – 6:00 PM. It is a higher cost than in home daycares

- I. \$180 infant
- II. \$145 toddler
- III. \$100 preschool

Barrett stated that they have been using Unhinged Pizza for daycare lunches and have been happy with them and are considering using it for the whole school. She also stated that they have had trouble with Sibley East charging and taking the free and reduced lunch money.

**2. City of Green Isle Economic Profile:**

- a. On hold until Newsom has the chance to update the photos in the profile.

**3. Green Isle Refrigerated Warehouse MIF application/public hearing:**

- a. Motion by Wentzlaff, second by Mackenthun to support the MIF application in the amount of \$330,000 by Green Isle Refrigerated Warehouse, motion carried. Vos abstained. Public Hearing scheduled for October 9, 2018 at 7 pm.

**4. GI Lions Laura Musser grant application:**

- a. Consensus of the group not to apply because the Lions do not have a financial match.

**5. Update on GI RLF:**

- a. Newsom reported that the City has received their \$10,000 award from the USDA and JIT received a \$15,100 loan.

**VI. NEW BUSINESS**

**1. Ribbon Cutting:**

- a. The EDA would like to set up a picture for a ribbon cutting at Timberline.

**VII. ADJOURNMENT:** At 7:41 P.M. Motion by Brown, second by Miller. Motion carried.

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Amy Newsom, EDA Director

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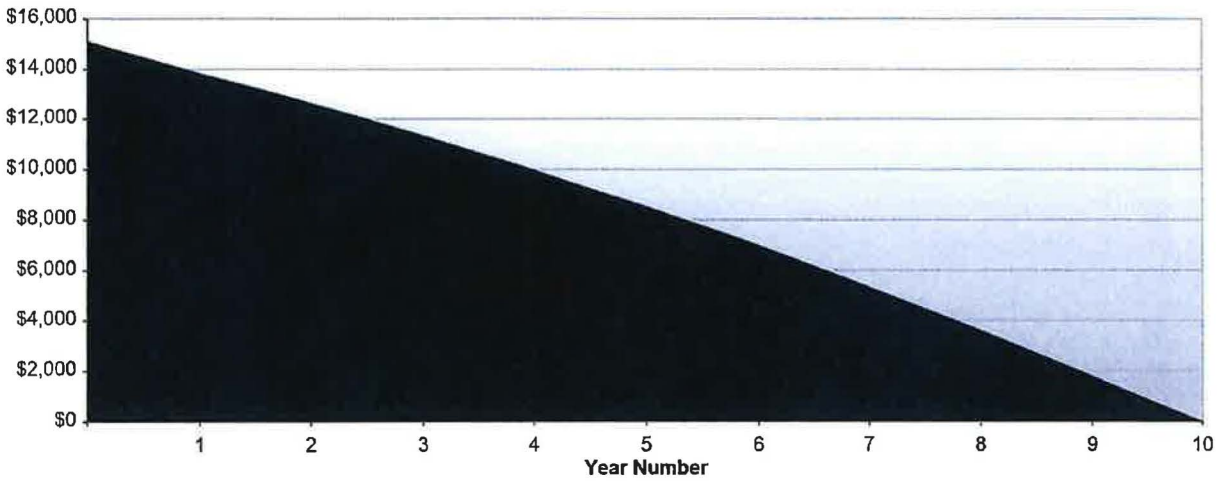
Mark Wentzlaff, EDA Vice President

**Amortizing Loan Calculator**

**Your \$15,100 loan has 120 monthly payments of \$167.64 at 6%.**

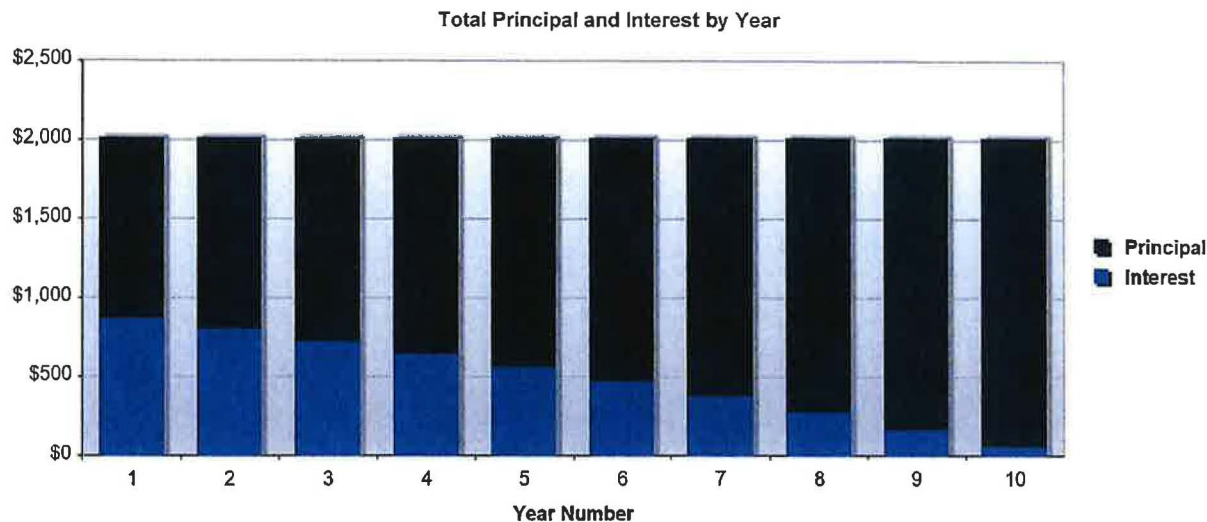
If you make all of your payments on this loan, and do not prepay any of the principal, the total interest for this loan is \$5,016.97.

**Balances for a \$15,100 loan**



Loan Summary	
Loan amount	\$15,100
Monthly payment	\$167.64
Interest rate	6%
Term	120 monthly payments
Total payments	\$20,116.97
Total interest paid	\$5,016.97





**Payment Schedule**

#	Payment	Principal	Interest	Loan balance
				\$15,100
1	\$167.64	\$92.14	\$75.50	\$15,007.86
2	\$167.64	\$92.60	\$75.04	\$14,915.26
3	\$167.64	\$93.06	\$74.58	\$14,822.20
4	\$167.64	\$93.53	\$74.11	\$14,728.67
5	\$167.64	\$94.00	\$73.64	\$14,634.67
6	\$167.64	\$94.47	\$73.17	\$14,540.20
7	\$167.64	\$94.94	\$72.70	\$14,445.26
8	\$167.64	\$95.41	\$72.23	\$14,349.85
9	\$167.64	\$95.89	\$71.75	\$14,253.96
10	\$167.64	\$96.37	\$71.27	\$14,157.59
11	\$167.64	\$96.85	\$70.79	\$14,060.74
12	\$167.64	\$97.34	\$70.30	\$13,963.40
13	\$167.64	\$97.82	\$69.82	\$13,865.58
14	\$167.64	\$98.31	\$69.33	\$13,767.27
15	\$167.64	\$98.80	\$68.84	\$13,668.47
16	\$167.64	\$99.30	\$68.34	\$13,569.17
17	\$167.64	\$99.79	\$67.85	\$13,469.38
18	\$167.64	\$100.29	\$67.35	\$13,369.09
19	\$167.64	\$100.79	\$66.85	\$13,268.30
20	\$167.64	\$101.30	\$66.34	\$13,167.00
21	\$167.64	\$101.80	\$65.84	\$13,065.20
22	\$167.64	\$102.31	\$65.33	\$12,962.89
23	\$167.64	\$102.83	\$64.81	\$12,860.06
24	\$167.64	\$103.34	\$64.30	\$12,756.72
25	\$167.64	\$103.86	\$63.78	\$12,652.86
26	\$167.64	\$104.38	\$63.26	\$12,548.48
27	\$167.64	\$104.90	\$62.74	\$12,443.58
28	\$167.64	\$105.42	\$62.22	\$12,338.16
29	\$167.64	\$105.95	\$61.69	\$12,232.21
30	\$167.64	\$106.48	\$61.16	\$12,125.73
31	\$167.64	\$107.01	\$60.63	\$12,018.72
32	\$167.64	\$107.55	\$60.09	\$11,911.17
33	\$167.64	\$108.08	\$59.56	\$11,803.09
34	\$167.64	\$108.62	\$59.02	\$11,694.47
35	\$167.64	\$109.17	\$58.47	\$11,585.30
36	\$167.64	\$109.71	\$57.93	\$11,475.59
37	\$167.64	\$110.26	\$57.38	\$11,365.33

38	\$167.64	\$110.81	\$56.83	\$11,254.52
39	\$167.64	\$111.37	\$56.27	\$11,143.15
40	\$167.64	\$111.92	\$55.72	\$11,031.23
41	\$167.64	\$112.48	\$55.16	\$10,918.75
42	\$167.64	\$113.05	\$54.59	\$10,806.70
43	\$167.64	\$113.61	\$54.03	\$10,692.09
44	\$167.64	\$114.18	\$53.46	\$10,577.91
45	\$167.64	\$114.75	\$52.89	\$10,463.16
46	\$167.64	\$115.32	\$52.32	\$10,347.84
47	\$167.64	\$115.90	\$51.74	\$10,231.94
48	\$167.64	\$116.48	\$51.16	\$10,115.46
49	\$167.64	\$117.06	\$50.58	\$9,998.40
50	\$167.64	\$117.65	\$49.99	\$9,880.75
51	\$167.64	\$118.24	\$49.40	\$9,762.51
52	\$167.64	\$118.83	\$48.81	\$9,643.68
53	\$167.64	\$119.42	\$48.22	\$9,524.26
54	\$167.64	\$120.02	\$47.62	\$9,404.24
55	\$167.64	\$120.62	\$47.02	\$9,283.62
56	\$167.64	\$121.22	\$46.42	\$9,162.40
57	\$167.64	\$121.83	\$45.81	\$9,040.57
58	\$167.64	\$122.44	\$45.20	\$8,918.13
59	\$167.64	\$123.05	\$44.59	\$8,795.08
60	\$167.64	\$123.66	\$43.98	\$8,671.42
61	\$167.64	\$124.28	\$43.36	\$8,547.14
62	\$167.64	\$124.90	\$42.74	\$8,422.24
63	\$167.64	\$125.53	\$42.11	\$8,296.71
64	\$167.64	\$126.16	\$41.48	\$8,170.55
65	\$167.64	\$126.79	\$40.85	\$8,043.76
66	\$167.64	\$127.42	\$40.22	\$7,916.34
67	\$167.64	\$128.06	\$39.58	\$7,788.28
68	\$167.64	\$128.70	\$38.94	\$7,659.58
69	\$167.64	\$129.34	\$38.30	\$7,530.24
70	\$167.64	\$129.99	\$37.65	\$7,400.25
71	\$167.64	\$130.64	\$37.00	\$7,269.61
72	\$167.64	\$131.29	\$36.35	\$7,138.32
73	\$167.64	\$131.95	\$35.69	\$7,006.37
74	\$167.64	\$132.61	\$35.03	\$6,873.76
75	\$167.64	\$133.27	\$34.37	\$6,740.49
76	\$167.64	\$133.94	\$33.70	\$6,606.55
77	\$167.64	\$134.61	\$33.03	\$6,471.94
78	\$167.64	\$135.28	\$32.36	\$6,336.66
79	\$167.64	\$135.96	\$31.68	\$6,200.70
80	\$167.64	\$136.64	\$31.00	\$6,064.06
81	\$167.64	\$137.32	\$30.32	\$5,926.74
82	\$167.64	\$138.01	\$29.63	\$5,788.73
83	\$167.64	\$138.70	\$28.94	\$5,650.03
84	\$167.64	\$139.39	\$28.25	\$5,510.64
85	\$167.64	\$140.09	\$27.55	\$5,370.55
86	\$167.64	\$140.79	\$26.85	\$5,229.76
87	\$167.64	\$141.49	\$26.15	\$5,088.27
88	\$167.64	\$142.20	\$25.44	\$4,946.07
89	\$167.64	\$142.91	\$24.73	\$4,803.16
90	\$167.64	\$143.62	\$24.02	\$4,659.54
91	\$167.64	\$144.34	\$23.30	\$4,515.20
92	\$167.64	\$145.06	\$22.58	\$4,370.14
93	\$167.64	\$145.79	\$21.85	\$4,224.35
94	\$167.64	\$146.52	\$21.12	\$4,077.83
95	\$167.64	\$147.25	\$20.39	\$3,930.58
96	\$167.64	\$147.99	\$19.65	\$3,782.59
97	\$167.64	\$148.73	\$18.91	\$3,633.86
98	\$167.64	\$149.47	\$18.17	\$3,484.39
99	\$167.64	\$150.22	\$17.42	\$3,334.17
100	\$167.64	\$150.97	\$16.67	\$3,183.20

101	\$167.64	\$151.72	\$15.92	\$3,031.48
102	\$167.64	\$152.48	\$15.16	\$2,879.00
103	\$167.64	\$153.24	\$14.40	\$2,725.76
104	\$167.64	\$154.01	\$13.63	\$2,571.75
105	\$167.64	\$154.78	\$12.86	\$2,416.97
106	\$167.64	\$155.56	\$12.08	\$2,261.41
107	\$167.64	\$156.33	\$11.31	\$2,105.08
108	\$167.64	\$157.11	\$10.53	\$1,947.97
109	\$167.64	\$157.90	\$9.74	\$1,790.07
110	\$167.64	\$158.69	\$8.95	\$1,631.38
111	\$167.64	\$159.48	\$8.16	\$1,471.90
112	\$167.64	\$160.28	\$7.36	\$1,311.62
113	\$167.64	\$161.08	\$6.56	\$1,150.54
114	\$167.64	\$161.89	\$5.75	\$988.65
115	\$167.64	\$162.70	\$4.94	\$825.95
116	\$167.64	\$163.51	\$4.13	\$662.44
117	\$167.64	\$164.33	\$3.31	\$498.11
118	\$167.64	\$165.15	\$2.49	\$332.96
119	\$167.64	\$165.98	\$1.66	\$166.98
120	\$167.81	\$166.98	\$0.83	\$0.00

Information and interactive calculators are made available to you as self-help tools for your independent use and are not intended to provide investment advice. We cannot and do not guarantee their applicability or accuracy in regards to your individual circumstances. All examples are hypothetical and are for illustrative purposes. We encourage you to seek personalized advice from qualified professionals regarding all personal finance issues.



**CITY OF GREEN ISLE, MINNESOTA**  
*...a bit of Ireland*

**RESOURCE PROFILE FOR ECONOMIC  
GROWTH**



*"...a bit of  
Ireland"*

*Green Isle Economic  
Development Authority*

**CITY OF GREEN ISLE, MINNESOTA**  
*...a bit of Ireland*

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# CITY OF GREEN ISLE, MINNESOTA

## *...a bit of Ireland*

### 1. OVERVIEW OF THE CITY

Green Isle is a growing community located in Southern Minnesota approximately 55 miles southwest of the Twin Cities. It is a "Premier City on the Move" within Sibley County located at the intersection of Minnesota State Highways 5 and 25. According to the United States Census Bureau, the city has a total of 0.98 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 three lakes: Mud Lake, Washington Lake and Schauer's Lake. Near Green Isle, there is also Silver Lake, Lake Erin, 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.

"...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

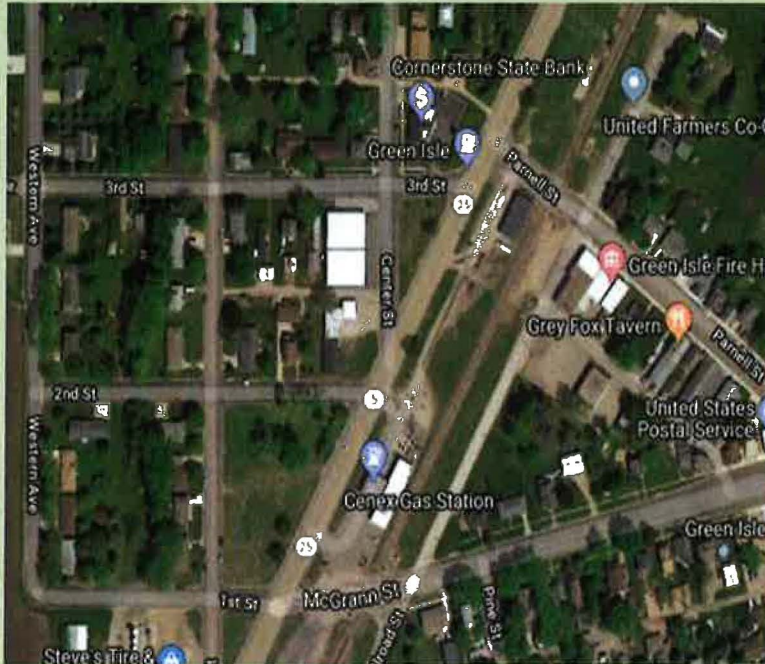
A map of Green  
Isle's Location





# CITY OF GREEN ISLE, MINNESOTA

*...a bit of Ireland*



**Aerial View of the City**

## 2. HISTORY OF THE CITY

Green Isle Township settled in 1857, and organized on May 11<sup>th</sup>, 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.



# CITY OF GREEN ISLE, MINNESOTA

## ...a bit of Ireland

### 3. COMMUNITY DEMOGRAPHICS

Between 2015 and 2016, the City's 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-\$57,500*

*Median Home Value-\$117,000*

#### a) MEDIAN AGE IN GREEN ISLE

<b>Median Age</b>	<b>33.6%</b>
<b>Age 18 Over</b>	<b>68.1%</b>
<b>Age 21 Over</b>	<b>62.3%</b>
<b>Age 62 Over</b>	<b>12.8%</b>
<b>Age 65 Over</b>	<b>12.4%</b>



# CITY OF GREEN ISLE, MINNESOTA *...a bit of Ireland*

## 4. HEALTH OVERVIEW AND QUALITY OF LIFE

Green Isle is six 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 coverage in the area.



# CITY OF GREEN ISLE, MINNESOTA *...a bit of Ireland*

## 5. EDUCATIONAL RESOURCES

### a) Green Isle Community School

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.



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

Shelly King

Parent-Member,  
Board  
Treasurer





# CITY OF GREEN ISLE, MINNESOTA *...a bit of Ireland*

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.

## **b) Clover Kids Child Care**

The Green Isle Community School has also established a child care center that is set to open in September, 2018. The child care is set to care for a maximum of 8 infants, 14 toddlers, and 20 preschool children.

All staff ensures social/emotional, physical, cognitive and language growth for all the children in this care.





# CITY OF GREEN ISLE, MINNESOTA *...a bit of Ireland*

## c) Other Educational Resources

In addition, there are a number of universities and colleges within 40 miles of Green Isle, including: Ridgewater Colleges 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.



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



## CITY OF GREEN ISLE, MINNESOTA *...a bit of Ireland*

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



### 6. ECONOMIC VITALITY

The community 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)

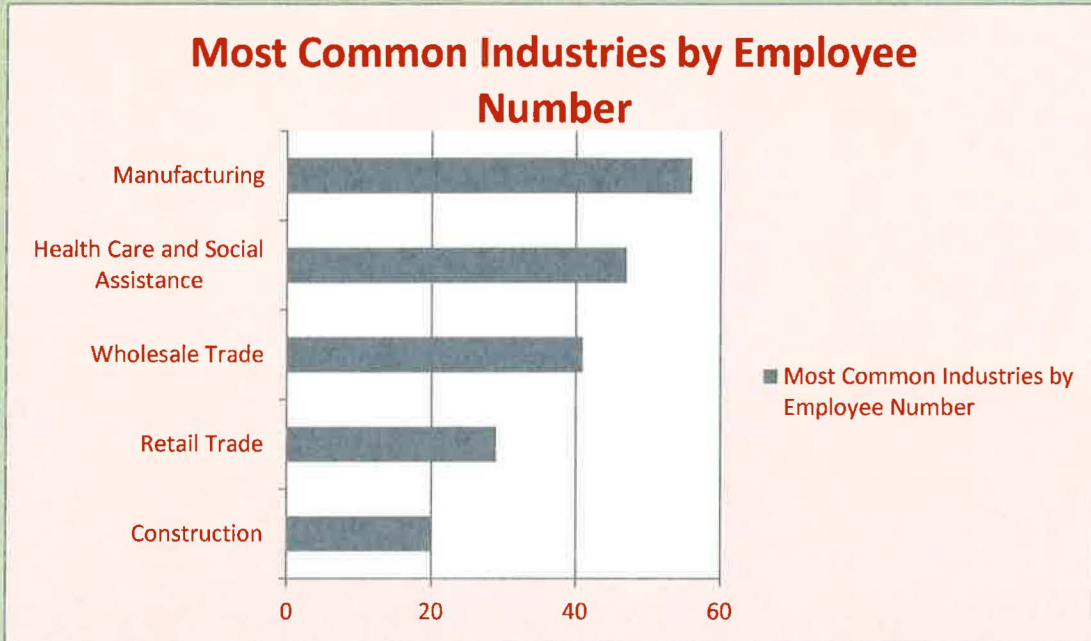
The economy is fairly diverse and has developed its resources through timely and steady investment in developing an industrial park to attract businesses and make the community grow.



# CITY OF GREEN ISLE, MINNESOTA

## *...a bit of Ireland*

**Graph showing most common Industries by Employee Number**



### Select Major Non-Government Employers

Employer	Product /Service
Locher Bros	Distribution
Wentzlaff Masonry Construction	Construction Services
Vos Construction Inc.	Construction Services
JIT companies	Water Jet Cutting
Timberline WoodProducts	Custom Cabinet Shop



# CITY OF GREEN ISLE, MINNESOTA

## *...a bit of Ireland*



**JIT Company, Shamrock Drive,  
Green Isle**

“...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)



**Vos Construction Inc.**

The Green Isle Economic Development Authority works to promote economic development through business planning and opportunities for the community to grow.

The city has a 22-acre industrial park, which is currently being developed by new businesses including Timberline WoodProducts.



# CITY OF GREEN ISLE, MINNESOTA *...a bit of Ireland*

## 7. SERVICES AVAILABLE IN GREEN ISLE:

The City offers a 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 has led to continuous growth of Green Isle.

**Services offered include:**

### A. 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. The water treatment and wastewater services are combined with the city of Arlington. 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**



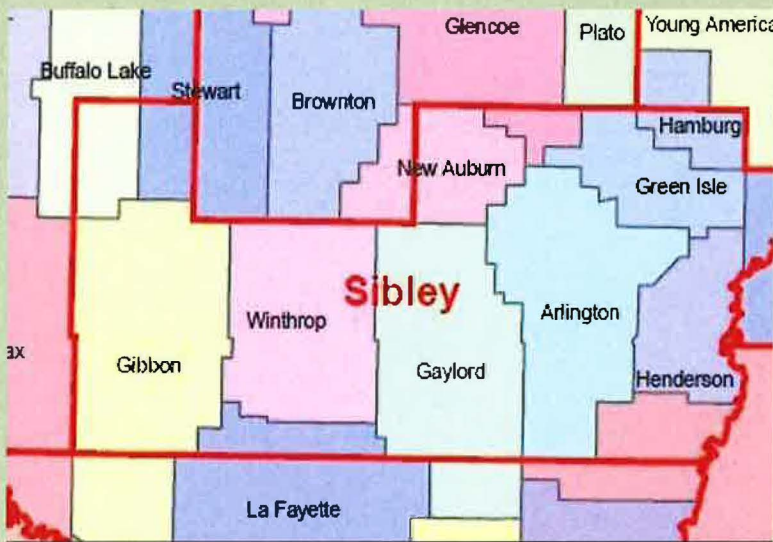


# CITY OF GREEN ISLE, MINNESOTA ...a bit of Ireland

## B. LAW AND ORDER

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

Duties, including patrolling the 588 square miles of Sibley County, (Green Isle included), investigation of crimes, incarceration of sentenced and unsentenced individuals, and civil process matters, are provided by over 30 highly dedicated full-time and part-time deputies, dispatchers, corrections officers and clerical staff members.



Scope of Cities served by the Sibley County Sheriff's Department

Sibley County Sheriff's Office





# CITY OF GREEN ISLE, MINNESOTA *...a bit of Ireland*

## C. FIRE DEPARTMENT

The Green Isle fire department is a 20 member organization committed to providing responsible municipal service in an open, effective and efficient manner to all citizens of Green Isle, with an ultimate goal of preserving and enhancing the quality of life for future generations.



Green Isle Fire Rescue trucks



Firemen at work

