



Meeting Agenda
Monday, October 7, 2019 (7:00PM)
Green Isle City Hall
Please call 507-479-3219 if you are unable to attend

I. Call meeting to order

II. Pledge of Allegiance

III. Agendas & Minutes

1. Consider 10/7/2019 Agenda
2. Consider 9/3/2019 Minutes and 9/24/2019 Special EDA Meeting Minutes

IV. Bills and Communications:

- A. RLF Fund Balance: \$2,019.73 (as of 10/4/2019)

V. Monthly Reports/Updates:

1. Mayor's report
2. Council Liaison report
 - i. Mark Wentzlaff
 - ii. Diane Brown

VI. Unfinished business:

1. Green Isle Refrigerated Warehouse project – group meeting October 23 at 9 am.
2. Update on areas of improvement within the City (signs, sidewalks) – Brown, Schuft
3. Update on parcel 34.0037.000 from Mike Westphalen
4. Future industrial park site

VII. New Business:

1. Discussion on current industrial park
2. Applied for \$6,500 grant from Knife River Partners for Parks for Veterans Park
3. Business Succession event – October 24 at 6:30 pm in Gaylord.

VIII. Board and Director Comments

IX. Adjournment



Meeting Minutes
September 3, 2019 (7:00PM)
Green Isle City Hall

I. Call meeting to order

Members Present: Mark Miller, Mark Wentzlaff, Jason Mackenthun, Victor Schwartz, Denise Schuft, Diane Brown, Scott Vos, Mayor Joe Kreger

Staff Present: Amy Newsom

Absent: None

II. Agendas & Minutes – Motion by Brown, second by Schwartz to approve the agenda and minutes with the following corrections to the minutes, correction spelling of Diane and capitalize Joe. Motion carried.

1. Consider 9/3/2019 Agenda
2. Consider 8/5/2019 Minutes

III. Bills and Communications:

A. RLF Fund Balance: \$ 1851.47 (as of 08/27/2019)

IV. Monthly Reports/Updates:

1. Mayor's report - none
2. Council Liaison report
 - i. Mark Wentzlaff – Wentzlaff will take a look at the masonry work on the Green Isle signs.
 - ii. Diane Brown
 - a. The park board is going to present a vote for new park equipment.
 - b. There has been interest in using the tennis courts for a pickle ball court.

V. Unfinished business:

1. Update from Allen Smith on Green Isle Refrigerated Warehouse project – Allen Smith told Newsom that Bartels would begin construction by September 15.
2. Update on building permit fees – Next meeting September 25 at 6:30 pm.
3. Update on areas of improvement within the City (signs, sidewalks) – Brown and Schuft reported that there will be a public hearing to see if people are interested in removing sidewalks. They also reported that they reached out to landscapers looking for estimates to repair the signs.1 declined to give a quote.
4. Update on parcel 34.0037.000 – According to Mike Westphalen, there has been no interest in the lot.

VI. New Business

1. Discussion on future industrial park site. The consensus of the group was to consider the Faust land next to the Lutheran cemetery. Mayor Kreger will reach out to the owner. Consensus of the group is also not to move forward until the Bartels project is underway.
2. Business Succession event – September 19th at 6:30 pm in Arlington. Newsom invited the EDA members to attend the SBDC succession planning event. The website is now live www.bizlinknorth.com. It is free for buyers and sellers to list.

VII. Adjournment - Motion by Miller, second by Schuft to adjourn at 7:41, motion carried.



**September 24, 2019
Special EDA Meeting
6:45 PM**

I. CALL TO ORDER

Pursuant to due call and notice thereof, Green Isle President Randall Bruegger called the Green Isle Economic Development Authority meeting to order at the Green Isle City Hall at 6:45 PM.

Members present: Mark Wentzlaff, Diane Brown, Vic Schwartz, Denise Schuft, Joe Kreger, Scott Vos

Members absent: Jason Mackenthun, Mark Miller

Staff Present: Amy Newsom, Michael Kedrowski

Staff Absent: None

Guests present: Allen Smith, Kathryn Smith, Ross Arneson, Trisha Duncan

II. NEW BUSINESS

1. Consider extension for Green Isle Refrigerated Warehouse

Newsom recommended that a meeting happen before the six-month delay in construction. Within 30 days was suggested and a meeting will be scheduled as soon as possible with all those involved in financing the project including: Newsom, Attorney Arneson, County Assessor Laura Hacker, the financing bank representative, Trisha Duncan - Xcel Energy, Consolidated representative, DEED Representative, Allen Smith, Allen Bartels, Todd Hagen - Ehlers.

Trisha Duncan from Xcel Energy stated that Xcel Energy has a lot of work to do before they can bring service to the location and notified Smith that they will need to sign a contract with Xcel and pay a deposit.

Wentzlaff believes the extension should happen to assist with a bright future for Green Isle, Brown mentioned that most likely there may not be any interest in the lot over the winter, it may be in their best interest to keep this project in Green Isle.

Mention of a 6-month extension to check up on the progress of the project for April 1st. A purchase agreement extension will be drafted to include this extension and Smith

hopes to have a letter of commitment by a financial banking before then. Attorney Arneson will prepare the extension agreement.

Smith is confident the bank will back them, group will meet within 30 days and it is wished that financing be committed and construction contracts are ready to go by April 1, and then ground breaking scheduled by June 1. Vos suggested that Arneson include language that communications remain open with the City.

Motion by Brown to extend development extension with the following conditions: meeting with all financial representatives within 30 days, letter from the bank showing that financing has been secured by April 1, 2020, break ground by June 1, 2020, second by Schuft. Motion carried.

III. Adjournment

Meeting adjourned by consensus at 7:20 pm.

Amy Newsom, EDA Director

Mark Wentzlaff, EDA President

DEVELOPMENT AGREEMENT SECOND AMENDMENT

This is a Second Amendment to that Development Agreement dated December 26, 2018, by and between the City of Green Isle, a Minnesota Municipal Corporation, hereafter "City", and Green Isle Properties, LLC, a Minnesota Limited Liability Company, hereafter "Buyer".

The above described Development Agreement concerned the purchase and development of the following described real estate:

Lot 1, 2 and 3, all in Block 1, Green Isle Industrial Park, according to the plat thereof on file in the office of the Sibley County, Minnesota Recorder.

The above described real estate will be replatted as Lot 1, Block 1, Green Isle Industrial Park.

The agreement called for Buyer to begin construction of the contemplated business building on the premises within 180 days, which expired June 26, 2019. However, the parties entered into a Development Agreement Amendment dated June 11, 2019, which extended the required construction beginning date to October 1, 2019.

In conjunction with such extension amendment, the structure completion date, which was listed on the original agreement as December 31, 2019, was also extended an additional three months to March 31, 2020 for all purposes under the agreement.

For good and valuable consideration, the parties hereby now agree under this Second Amendment to extend the required construction beginning date to June 1, 2020, and the structure completion date December 1, 2020 for all purposes under the Development Agreement, but said extension is contingent on the following additional terms being completed:

1. The parties agree that no later than November 1, 2019, a joint meeting will be conducted to include the following representatives: The City Mayor, City EDA Director, City Attorney, Sibley County Assessor, Xcel Energy Representative, Minnesota Department of Employment and Economic Development Representative, City Financial Advisor Ehlers and Associates Representative, buyer representative, buyer's general contractor representative and buyer's financing entity representative. The purpose of this meeting will be to discuss and attempt to resolve any issues which might impede the project construction.
2. Buyer to obtain and provide to the city's reasonable satisfaction a written confirmation from buyer's financing entity that buyer has been approved for sufficient financing to complete the construction project contemplated under the Development Agreement. This financing approval is to be presented to the city no later than April 1, 2020.

If any of the requirements under the Development Agreement as amended by this Second Amendment are not fulfilled by the time deadlines specified, the city reserves its right to repurchase the property described above from buyer for a price of \$3.00, as set out in paragraph 1 of the original Development Agreement dated December 26, 2018.

All other terms and conditions of the original Development Agreement not specifically amended herein shall remain in full force and effect.

Dated: October 1, 2019

For City of Green Isle:

By Joseph Kreger
Its Mayor

By Diane Hatlestad
Its City Clerk

For Green Isle Properties, LLC:

Allen Bartels
Its President

STATE OF MINNESOTA
COUNTY OF SIBLEY

The foregoing instrument was acknowledged before me on _____, 20____, by Joseph Kreger and Diane Hatlestad, respectively the Mayor and City Clerk of the City of Green Isle, a Minnesota municipal corporation.

NOTARIAL STAMP

SIGNATURE OF PERSON TAKING
ACKNOWLEDGMENT

STATE OF MINNESOTA
COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 20____, by Allen Bartels, President, on behalf of Green Isle Properties, LLC, a Minnesota Limited Liability Company.

NOTARIAL STAMP
THIS INSTRUMENT WAS DRAFTED BY:
Ross R. Arneson Attorney At Law, (Lic. 313X) 302 West Main, Box 529 Arlington, MN 55307 (507) 964-5753

SIGNATURE OF PERSON TAKING
ACKNOWLEDGMENT

1.000

SOLD

\$69,400

34.0158.080

3.49 acres

SOLD

\$69,900

34.0158.070

3.06 acres

34.0164.000

25

\$69,900

34.0158.060

3.37 acres

165.000

5

SOLD

SOLD

\$69,800

34.0158.050

3.55 acres

Unavailable

Unavailable

SOLD

Unavailable

\$65,900

34.0158.040

2.9 acres

Unavailable

Unavailable

4.0039.00

34.0157.20