



EDA Meeting Minutes

Monday, February 6, 2023 7:00 PM

Green Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance – Meeting was called to order by EDA Director Amy Newsom at 7 pm. All stood for the Pledge of Allegiance
Present: Joe Kreger, Denise Schuft, Vic Schwarz, Mark Wentzlaff, Scott Vos
Absent: Diane Brown, Ricky Ybarra
Staff Present: EDA Director Amy Newsom, P&Z Administrator Phil Mangis
Guests Present: Mayor Shane Sheets, John Behnke
2. Election of Officers
 - ï. President – Motion by Kreger to nominate Denise Schuft as Present, seconded by Vos. Motion carried.
 - I. Vice President – Motion by Vos to nominate Kreger as Vice President, second by Schuft. Motion carried.
 - II. Secretary – Motion by Vos to nominate Newsom as Secretary, seconded by Wentzlaff. Motion carried.
3. Approve/deny February 6, 2023 Agenda – Newsom requested to remove the February 2, 2023 joint meeting minutes. Motion by Vos to approve the February 6, 2023 agenda as amended, seconded by Schartz. Motion carried.
4. ~~Approve/deny December 6, 2022 minutes, February 2, 2023 Joint EDA/P&Z minutes~~
Motion by Kreger to approve the December 6, 2022 minutes, seconded by Wentzlaff. Motion carried.
5. Bills & Communication: RLF Balance \$11,640.16.

6. Monthly Reports/Updates:

- a. Mayor's Report – Mayor Shane Sheets thanked all the EDA members that attended the joint EDA/P&Z meeting on February 2.
- b. Council Liaison Report:
- c. Mark Wentzlaff – Update on the compost site, Mangis will work with the County. Mangis stated that he had a meeting with someone from the County on Friday, and within a month should have estimates for road/gravel to start the work.
- d. Diane Brown (parks) – none.

7. Old Business

- A) Comprehensive Plan Update – Next meeting is planned for February 21 at 7pm at City Hall.
- B) Music Series update “Clover Leaf Concert Series” – The group is not able to receive a grant from PLRAC because the City of Green Isle has already received a grant in FY23. The group plans to meet anyone and move forward with the concert series and will plan to raise the funds. Next meeting of the Clover Leaf Concert Series is Thursday, February 16 at 7pm at City Hall.

8. New Business

- A) Approve/Deny 2022 Annual Report- Newsom presented the annual report. Motion by Vos to approve the 2022 Annual Report, seconded by Schwartz. Motion carried.
- B) Inquiry into industrial park lot – Newsom received 2 inquires regarding the industrial park in January. One for storage units and one looking for a commercial space to lease. Much discussion on the price of an industrial park lot. Realtor John Behnke voiced concerns regarding how he was to market the lots if the EDA continue to raise the bar for developers/purchasers. He felt that there was always another stipulation added on. Discussion on subdividing the lots but requiring a minimum square footage of building put on the lot. Continued discussion on selling 1.5 acre lots instead of the larger 3 acre lots. Motion by Wentzlaff to sell 1.5 acre lots for \$37,000, seconded by Schwartz. Motion carried 4-1. Wentzlaff rescinded his motion and changed it to 56 cents per square foot. Motion by Wentzlaff to sell land for 56 cents per square foot. Motion died due to lack of a second. Consensus of the EDA to revisit their Commercial Lots Policy. Schuft felt that we had a lot of different ideas and advertised one thing but kept putting up hurdles for businesses to buy a lot. EDA Board will revisit creating a new Commercial Lots Policy at the next meeting so that they do not have the same issues when attempting to sell lots in 2023.

9. P&Z Update – consensus to table the update until the next EDA meeting.

10. Board and Director Comments- none

11. Adjournment -Motion by Kreger to adjourn the meeting at 8:48 pm, seconded by Schwarz. Motion carried.

EDA Director Amy Newsom

EDA President Denise Schuft