



EDA Meeting Minutes

Monday, October 2, 2023 7:00 PM Green
Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance – Meeting was called to order at 7pm by President Denise Schuft. All stood for the Pledge of Allegiance.
Present: Denise Schuft, Vic Schwartz, Diane Brown, Joe Kreger, Mark Wentzaff, Ricky Ybarra, Scott Vos arrived at 7:22 pm.
Absent: none
Guests Present: Amanda Horstman – GICS Board Chair, Serenity Cox – GICS, Lindsay Paschke – GICS, Mayor Shane Sheets, Todd Hagen – Ehlers
Staff Present – EDA Director Amy Soeffker, City Clerk Diane Hatlestad
2. Approve/deny October 2, 2023 Agenda – Motion by Brown to approve the October 2, 2023 EDA agenda, seconded by Ybarra. Motion carried.
3. Approve/deny August 7, 2023 Minutes – Motion by Brown to approve the August 7, 2023 joint EDA/P&Z minutes, seconded by Schwartz. Motion carried.
4. Bills & Communication: RLF Balance \$10,122.67
5. Monthly Reports/Updates:
 - a. Mayor’s Report – recap of Council meetings.
 - b. Council Liaison Report:
 - c. Mark Wentzlaff – update on compost site. Getting closer every day. Working with Vos and WM Mueller on reclaimed gravel. \$150/load. Can also check with Cemstone. Estimate for total cost to be under \$15,000.
 - d. Diane Brown (parks) - none
6. Old Business
 - A) Comprehensive Plan Update – Committee has decided to move forward with a tree committee and apply to be a Tree City USA city (Harrison DeBoer volunteered), also a trails committee (Hunter Peterson volunteered), and an orderly annexation committee (Harrison DeBoer, Amy Soeffker, and Shane Sheets) will make up this committee. Housing surveys are being sent to residents.
 - B) Music Series update “Clover Leaf Concert Series” – started to rain after the 6th song at the final event. Committee is planning a wrap-up meeting.
7. New Business
 - A) Discussion on GICS Bond – Update from Amanda Horstman. School is currently paying \$8,000 and cannot make those payments. They have a \$35,000 deficit each year. Requesting that the bond payments be extended and lowered approximately \$3,000/month. They requested that the loan be variable depending on the number of students in the school (the lease aid is based on the number of students in school). Todd

Hagen from Ehlers will have to check into that. The biggest revenue at the GICS is the daycare. They are looking for ideas for keeping the 6th graders at GICS. EDA would like a copy of their 5-year plan, marketing plan, and their budget (revenue and expenditures). Hagen will speak with the bond council if additional years are possible, Soeffker will speak to the bank about keeping the interest rate the same.

B) Discussion on Tax Abatement for 34.0158.090 (JIT Property) – Prospective buyers is requesting tax abatement for 5 years to keep the business in Green Isle. Vos and Wenzlaff would like to see the business remain in Green Isle, Mayor Sheets is not in favor of granting tax abatement since the business is not growing, additional EDA members request that the buyer submit the abatement application and business plan. Soeffker will request that from the buyer.

C) ~~Set date for public hearing~~

8. P&Z Update – Phil Mangis has submitted his resignation, Soeffker will be taking over his P&Z duties.

10. Board and Director Comments - none

11. Adjournment – Motion by Brown to adjourn the meeting at 8:03 pm, seconded by Ybarra. Motion carried.

EDA Director Amy Soeffker

EDA President Denise Schuft