



EDA Meeting Minutes

Monday, September 9, 2024 7:00 PM

Green Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance – Meeting called to order at 7pm by President Denise Schuft. All stood for the Pledge of Allegiance.
Present: Denise Schuft, Vic Schwartz, Mark Wentzlaff, Diane Brown, Shane Sheets – ex-officio
Staff present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad
Guests present: Sydney Vallenanos, Ulhas Kulkarni, Jay Bartels, Jordan Radtke, Brent Gale and Todd Hagen - Ehler's via Zoom
2. Approve/deny September 9, 2024 agenda – Motion by Brown to approve the agenda, seconded by Schwartz. Motion carried.
3. Approve/deny August 5, 2024 meeting minutes – Motion by Wentzlaff to approve the minutes, seconded by Brown. Motion carried.
4. Bills & Communication: RLF Balance \$ 19,200.07
5. Monthly Reports/Updates:
 - A) Mayor's Report – Mayor Sheets reported that the State Baseball tournament was a success with over 7,000 people in town.
 - B) Council Liaison Reports:
Mark Wentzlaff - none
Diane Brown (parks) – Brown reported the Veteran's Park trees are planted with one crooked to be straightened. Archery Park is open. Wood chips are in.
6. Old Business
 - A) Update on Bartels project- Radtke reported that they have the racking drawings and are now sent to ISG to design the building.
 - B) Update on school building

- I. Approve/deny Emanuel lease agreement (tabled from August 5, 2024 meeting for attorneys to negotiate) – Soeffker updated the Board on the cost to pay the \$8,000 for 12 months. She reported that the city would need to raise the preliminary levy from 5.72% to 20.01% to cover just the lease payments. Consensus of EDA not to raise the taxes/levy to cover the lease payments. Motion by Wentzlaff, seconded by Schwartz to deny the lease agreement with Emanuel. Motion carried.
 - C) 9Point Farms, LLC update - none
 - D) Sharda Enclave TIF Agreement update (Todd Hagen to discuss TIF and answer any EDA questions) – Todd Hagen from Ehler’s reviewed the TIF cashflow scenarios. Explained the funds were pay as you go, he stated that is how most cities do it. Ulhas Kulkarni voiced concerns about the cost of the pavement for the road and asked about initially having a gravel road. Consensus of EDA was that it would cost more in the long run. Soeffker to check with the city engineer on a gravel road. Kulkarni to let Hagen know when he is ready to proceed.
 - E) Update Comprehensive Plan (Master Trails Plan) – Soeffker, Schuft, and Sheets reported on the trail planning meeting with ISG.
 - F) Update on Clover Leaf Concert Series (final concert) – Final two concerts are Wednesday, September 18th at the Veteran’s Park at 5 pm, and September 29th in the street in front of the Grey Fox at 5pm. Soeffker requested that they survey at the last event.
7. New Business
- A) Approve/Deny lease agreement with Green Isle Lions for bus garage (tabled from July 1, 2024 and August 5, 2024 meeting for attorney review) – Motion by Brown, seconded by Wentzlaff to approve the lease for storage. Motion carried. The EDA will need to notify the Lions if they no longer own the building.
 - B) Discussion on offer for industrial lots 34.0158.80 and 34.0158.070. – Soeffker shared the letter sent by Attorney Janssen and discussed Beltz Right of First Refusal and that the lots are City owned, but must follow the Commercial Lots Policy. Soeffker had not heard from Mark Miller.
 - I. John Behnke listing update – The listing agreement will be on the September 10th Council agenda to be updated with the City.
8. P&Z Update
- A) New plat for Lake Erin Phase 2 public hearing September 11 at 7pm- Soeffker reported that the public hearing be Wednesday and anyone was welcome to come.
9. Board and Director Comments –

A) Soeffker reported that the EDA Board will need to consider if they would like to recommend that the City continue to make the lease payments. Sheets requested that it be added to the next EDA agenda for a vote.

10. Adjournment – Motion by Wentzlaff to adjourn the meeting at 8:07 pm, seconded by Brown. Motion carried.

EDA Director Amy Soeffker

EDA President Denise Schuft