



## EDA Meeting Minutes

Monday, October 7, 2024 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, Mark Wentzlaff, Diane Brown  
Absent: Ex-Officio Mayor Shane Sheets  
Staff Present: Director Amy Soeffker, City Clerk Diane Hatlestad  
Guests Present: Jordan Radke, Jay Bartels
2. Approve/deny October 7, 2024 agenda – Soeffker asked to add **Resolution #2024-26 RESOLUTION REQUESTING THE CITY COUNCIL OF THE CITY OF GREEN ISLE ALL FOR A PUBLIC HEARING ON THE MODIFICATION OF DEVELOPMENT DISTRICT NO. 1 AD THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT 1:3 ERIN LAKE HOUSING DEVELOPMENT (HOUSING DISTRICT)**  
Motion by Wentzlaff to approve the agenda as amended, seconded by Brown. Motion carried.
3. Approve/deny September 9, 2024 meeting minutes – Motion by Wentzlaff to approve the minutes, seconded by Schwartz. Motion carried.
4. Bills & Communication: RLF Balance \$19,223.74
5. Monthly Reports/Updates:
  - A) Mayor’s Report - none
  - B) Council Liaison Reports:  
Mark Wentzlaff - none  
Diane Brown (parks) – Brown asked about moving the fence from the school over to the archery park. Discussion amount EDA members whether that is a feasible option or if it would be cheaper to buy new. Soeffker stated she spoke with Joe Kreger and the baseball association was willing to go in with the City to order fencing. Soeffker showed an example of the fencing the baseball

association was ordering. Brown stated she would discuss it with the park board on Thursday, October 10.

## 6. Old Business

- A) Update on Bartels project – Jay Radke presented an update to the EDA Board stating the drawings were done, still working with Vos Construction and the bank on the overall budget. Soeffker will send the drawings to the County to see if a valuation can be completed for the TIF.
- B) Update on school building – From June 24, 2024 minutes:
  - i. *Approve/Deny negotiating monthly payments with Cornerstone State Bank – Motion by Mark Wentzlaff to approve negotiations with Cornerstone State Bank and to make monthly payments for up to six months will the EDA works to find a tenant. 3-0 vote, seconded by Vic Schwartz, motion carried. Vos abstained.*  
*Approve/Deny paying utilities/maintenance of school building – Motion by Mark Wentzlaff to pay for utilities/maintenance of the school building for up to six months, seconded by Vic Schwartz, motion carried. Vos abstained.*
  - ii. Recommendation to Council moving forward. – Motion by Wentzlaff to appoint Mark Wentzlaff and Diane Brown to negotiate with the bank regarding the bond. Soeffker to check with Attorney Janssen on the ability to sell the school building or other property.
  - iii. Approve/Deny canceling listing agreement for 190 McGrann Street (school building) with John Behnke effective November 30, 2024.
- C) 9Point Farms, LLC update - none
- D) Sharda Enclave TIF Agreement update (Todd Hagen to discuss TIF and answer any EDA questions
  - i. **EHLERS Schedule of Events**- Soeffker shared the Schedule of Events timeline from Todd Hagen.
  - ii. **Resolution #2024-26 RESOLUTION REQUESTING THE CITY COUNCIL OF THE CITY OF GREEN ISLE ALL FOR A PUBLIC HEARING ON THE MODIFICATION OF DEVELOPMENT DISTRICT NO. 1 AD THE ESTABLISHMENT OF TAX INCREMENT FINANCING DISTRICT 1:3 ERIN LAKE HOUSING DEVELOPMENT (HOUSING DISTRICT)**  
Motion by Brown to approve Resolution #2024-26, seconded by Wentzlaff. Brown, Wentzlaff, Schwartz, and Schuft all voted in favor.  
None against, none absent.
- E) Update Comprehensive Plan – Soeffker reported that the committee is reviewing final drafts of the comp plan.
- F) Update on Clover Leaf Concert Series (last update for 2024), Soeffker to close out the grant – Soeffker received the surveys, will compile them and work to close

out the grant. Schuft reported 70 people at the last event, the committee would like bigger local bands, more marketing, send schedules to churches. Schuft asked that the Concert Series remain a standing agenda item as the committee plan for 2025. Motion by Wentzlaff to apply for the PLRAC grant again in 2025. seconded by Brown. Motion carried.

7. New Business – none

8. P&Z Update

A) Final plat for Lake Erin Phase 2 approval will be on the October 22, Council agenda- Council to approve final plat for Lake Erin Phase 2 on October 22. Soeffker will be out of town.

B) Shouse – P&Z will host a workshop on Wednesday, November 6 at 6pm for 1 hour before the P&Z meeting to consider the addition of a shouse in Green Isle and how it would be incorporated into the Zoning Code.

9. Board and Director Comments- Schwartz asked about RS Fiber. Wentzlaff reported \$4 million in debt left for the cities to absorb even after the business is sold. RS Fiber Board is doing its due diligence and looking for an attorney to represent them.

10. Adjournment – Motion by Schwartz to adjourn the meeting at 8:19pm, seconded by Brown. Motion carried.

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EDA Director Amy Soeffker

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EDA President Denise Schuft