



EDA Meeting Minutes

Monday, December 2, 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, Diane Brown, Shane Sheets – Ex-Officio, Vic Schwartz, Mark Wentzlaff
Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad
Guests Present: Randy Simpson, Jordan Radtke, Jay Bartels
2. Approve/deny December 2, 2024 agenda – Motion by Brown to approve the agenda, seconded by Wentzlaff. Motion carried.
3. Approve/deny November 4, 2024 meeting minutes – Motion by Schuft to approve the minutes, seconded by Schwartz. Motion carried.
4. Bills & Communication: RLF Balance \$19,271.96
5. Monthly Reports/Updates:
 - A) Mayor’s Report – Committee appointments due by 12/13.
 - B) Council Liaison Reports:
Mark Wentzlaff - none
Diane Brown – Tree in the gazebo.
6. Old Business
 - A) Update on Bartels project – Soeffker reported the correct order will be to work on the development agreement, then have John Behnke complete a purchase agreement, then approve the TIF. Radke reported that Vos Construction should have the bids by December 10, then they will meet with Vos on December 17th and should have numbers to build to provide to the bank.
 - I. Development Agreement
 - II. Purchase Agreement

III. TIF

B) Update on school building

IV. Negotiating Team update -Brown, Wentzlaff, and Soeffker updated the Board on the bank meeting.

V. Approve/Deny getting an appraisal for EDA half of the baseball park – Soeffker presented 2 bids. Trevor Brovold up to \$2,000 and Robinson Appraisal up to \$1,500. Motion by Wentzlaff to use Robinson Appraisal at price not to exceed \$1,500, seconded by Schwartz. Motion carried.

VI. Randy Simpson presentation – Simpson presented numbers on lease and comparable sale prices. Recommended doing a deed in lieu of foreclosure. Soeffker checking with Attorney Janssen.

C) 9Point Farms, LLC update – Sheets reported that there has been a lawsuit regarding cannabis permits which is holding everything up.

D) Approve/Deny Sharda Enclave Development agreement, moving forward to Council for approval on November 26 (Tabled from 11/4/2024 meeting) – no action taken.

E) Approve/Deny the Program Modification and TIF Plan, resolution adopting the Program Modification and TIF Plan in connection with the TIF District (Tabled from 11/4/2024 meeting) – Motion by Wentzlaff to approve Resolution 2024-30 resolution adopting the Program Modification and TIF Plan in connection with the TIF District, second by Brown. Motion carried. Brown, Schuft, Schwartz, and Wentzlaff voted in favor. None against. None absent. None abstained.

I. City Council will hold a public hearing on ~~November~~ December 26

7. New Business

A. Review Comprehensive Plan – Soeffker asked the Board to review the plan which was sent out via email.

B. Approve/Deny Excel Energy Lease Extension (redlined by Atty Janssen) – Motion by Brown to approve the lease extension as redlined by Attorney Janssen indicating that Excel may only use lots 3, 2, 1, and Outlot B, seconded by Wentzlaff. Motion carried.

C. 2025 Goals

I. 2024 Goals

- Advertise more
- What to do for existing businesses
- ~~Help GICS with grants and fundraising~~
- ~~Quarterly updates from GICS~~
- Continue concert series and apply for grant

- ~~Star City USA~~
- Sell industrial Park lots
- Actively incorporate the comp plan
- Research options for historic buildings

Motion by Brown to approve the above list of 2025 goals, seconded by Schuft. Motion carried.

8. P&Z Update

- A) Public hearing on comp plan will be December 4th at 7pm.

9. Board and Director Comments

- A) Update on Clover Leaf Concert Series
- B) Consensus of the group to skip the January meeting and continue with our regular schedule in February due to timing of first Council meeting.
- C) Soeffker reported that she had someone interested in boat repair and storage in the industrial lot, but business decided it was not a good fit.
- D) Wentzlaff wanted to know what the EDA thought of signage near his property off Hwy 5. Board requested that company come to EDA with drawings.

10. Adjournment – Motion by Brown to adjourn the meeting at 8:24 pm, seconded by Schuft. Motion carried.

EDA Director Amy Soeffker

EDA President Denise Schuft