

# Green Isle Economic Development Authority 2024 Annual Report

## EDA Board Members

Member	Position	Affiliation	Term Expires
Mark Wentzlaff	President	City Council	
Diane Brown	Vice President	City Council	
Scott Vos	Member, Board of Directors	Business Owner	12/2025
Ricky Ybarra	Member, Board of Directors	Green Isle Resident	12/2029
Vic Schwartz	Member, Board of Directors	Green Isle Resident	12/2024
Denise Schuft	Member, Board of Directors	Green Isle Resident	12/2024

- Denise Schuft, President
- Diane Brown, Vice President
- Mark Wentzlaff
- Vic Schwartz
- Scott Vos (resigned mid-2024)
- Ricky Ybarra (resigned June 2024)
- Shane Sheets, Ex-Officio (Mayor)

### Staff

- Amy Soeffker, EDA Director
- Diane Hatlestad, City Clerk

## Mission Statement

The Green Isle Economic Development Authority (EDA) is committed to fostering sustainable economic growth, attracting new businesses, supporting existing businesses, and enhancing the quality of life for residents through strategic development initiatives.

## 2024 Accomplishments

### Industrial Park Development

1. Marketing Initiatives

- Partnered with Circle City Outdoor for a billboard advertising "Business-Friendly City with Shovel Ready Lots" at a cost of \$650 setup plus \$400/month for 12 months
  - Maintained listing agreement with John Behnke for industrial park lots
  - Enhanced the city website to better market industrial park lots and community benefits
- 2. New Business Development**
- Engaged with Bartels/Radtke regarding purchase of industrial park lots for a new facility expected to be operational by Summer/Fall 2026
  - Processed TIF application for Bartels project with building valuation of \$9,043,400
  - Worked with 9Point Farms, LLC on potential cannabis growing facility with projected 22 employees
  - Facilitated Xcel Energy lease for a mobile substation in the industrial park for \$2,000
- 3. Lake Erin Housing Development**
- Approved Resolution #2024-26 for public hearing on the modification of Development District No. 1 and establishment of TIF District 1:3 Erin Lake Housing Development
  - Worked with developer Sharda Enclave on TIF agreement and development plans for Lake Erin Phase 2
  - Reviewed final plat for Lake Erin Phase 2

## **Green Isle Community School (GICS) Building**

- 1. Financial Resolution**
- Monitored the closure of GICS and worked with Cornerstone State Bank on options for the building and bond payments
  - Negotiated with Cornerstone State Bank to make monthly payments for up to six months while seeking a tenant
  - Explored multiple options for the building including daycare, civic center, and senior housing
  - Engaged with Emanuel Lutheran Church regarding temporary use of the building for childcare
- 2. Property Management**
- Approved leasing of the bus garage to the Green Isle Lions for storage
  - Obtained an appraisal for the EDA's half of the baseball park from Robinson Appraisal (not to exceed \$1,500)
  - Explored deed in lieu of foreclosure options with attorney consultation

## **Community Enhancement**

- 1. Clover Leaf Concert Series**
- Secured \$9,000 grant from Prairie Lakes Regional Arts Council (PLRAC) for the concert series

- Organized multiple concerts throughout the summer at various locations including Veterans Park
  - Solicited community donations to supplement grant funding
  - Conducted surveys to gather feedback for future planning
2. **Comprehensive Plan Implementation**
- Continued progress on updating the Comprehensive Plan with committee meetings throughout the year
  - Secured a \$20,000 Blandin Foundation grant to complete the comprehensive plan and include a trails plan
  - Contracted with ISG for trail planning
  - Identified priority goals for short-term, mid-range, and long-range implementation
3. **Park Improvements**
- Supported archery park development and opening
  - Coordinated with baseball association on fencing needs
  - Explored options for a dog park

## **Financial Summary**

**Revolving Loan Fund (RLF) Balance** (as of December 2024): \$19,271.96

### **Key Financial Activities:**

- Mark Miller paid off his RLF loan
- Excel Energy lease agreement generated \$2,000 for the EDA/City
- Secured \$20,000 Blandin Foundation grant for comprehensive plan and trails planning
- Secured \$9,000 PLRAC grant for Clover Leaf Concert Series

## **2025 Goals**

The EDA has established the following goals for 2025:

1. Advertise more
2. Develop support programs for existing businesses
3. Continue the Clover Leaf Concert Series and apply for grants
4. Sell Industrial Park lots
5. Actively incorporate the comprehensive plan
6. Research options for historic buildings

## **Looking Forward**

As we move through 2025, the Green Isle EDA remains committed to fostering economic growth and enhancing the quality of life for all residents. We will continue to work on marketing the industrial park, supporting local businesses, and implementing the comprehensive plan. The EDA will focus on selling available lots, attracting new businesses, and exploring innovative ways to utilize the former GICS building.

The EDA extends its gratitude to all community members, business owners, and partners who have supported our efforts throughout 2024. We look forward to continued collaboration and success in the coming year.

Respectfully submitted,

Amy Soeffker  
EDA Director

Dated: February 26, 2025