



## **EDA Special Meeting Minutes**

Monday, April 21, 2025

Green Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance -Meeting was called to order at 7:00 pm by President Hunter Pederson. All stood for the Pledge of Allegiance.  
Present: Hunter Pederson, Vic Schwartz, Mark Wentzlaff, Sam LaRose, Denise Schuft, Shane Sheets – ex-officio  
Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad  
Guests Present: Danielle De Boer, Harrison De Boer, Shawn Anderson, Breanna Sand, Samuel Harper, Gary Crosby
2. **Public Hearing on the sale of lot 34.0158.080** – Pederson informed the public that the PID number was incorrect on the public hearing notice, but the legal description was correct. Pederson opened the public hearing at 7:00 pm, no comments from the public, no comments from the city clerk. Motion by Pederson to close the public hearing at 7:02 pm, seconded by LaRose. Motion carried.
3. Approve/Deny April 21, 2025, Special Meeting agenda – Motion by Schuft to approve the agenda, seconded by Schwartz. Motion carried.
4. Review of Development Agreement for Wide Open Marine – The Board reviewed the development agreement with the following comments:
  - The PID was incorrect on the public hearing notice. It should be **34.0158.080**. The legal description was correct though. Please update the PID in the development agreement and add the legal description. It's on several pages.
  - Shawn's address is 815 West Chandler, Arlington, MN 55307
  - Add page numbers to the development agreement.
  - Under recitals. the third WHEREAS, strike and will retain. Make the sentence and increase the tax base of the city.

- Also, under recitals, change WHEREAS the BUILDING PLANS (EXHIBIT B) . . . to something that says engineered building designs if required by the city building official and reviewed by city engineer if required by our building official.
  - Strike 4.5
  - 7.2-7.4 change to 2 years instead of 10
  - 7.5 Proofs shall be submitted by June 1st of each year, commencing June 1, 2027.
  - 8.1 update PID
  - 8.3 Change to 2 years instead of 10
  - Allow developer 60 days to remedy any default instead of 30
  - 14.1 State that developer must keep taxes current/pay any back taxes
5. Adjournment – Motion by Pederson to adjourn the meeting at 7:20 pm, seconded by Schuft. Motion carried.

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EDA Director Amy Soeffker

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EDA President Hunter Pederson