



EDA Meeting Minutes

Monday, May 5, 2025, 7:00 PM

Green Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance – Meeting was called to order at 7:00 by President Hunter Pederson.
Shawn Harms was sworn in by EDA Director Soeffker.
Present: Shawn Harms, Hunter Pederson, Sam LaRose, Shane Sheets ex-officio, Vic Schwartz, Denise Schuft, Mark Wentzlaff
2. Approve/deny May 5, 2025, agenda – Motion by Pederson to approve the agenda, seconded by Schuft. Motion carried. Harms abstained.
3. Approve/deny:
 - April 2, 2025, minutes – Motion by Schuft to approve the minutes, seconded by Schwartz. Motion carried.
 - April 7, 2025, minutes – Motion by Schuft to approve the minutes, seconded by Schwartz. Motion carried.
 - April 21, 2025, minutes – Motion by Wentzlaff to approve the minutes, seconded by Schuft. Motion carried. Harms abstained from all three votes.
4. Bills & Communication: RLF Balance \$ [19,391.84](#)
5. Monthly Reports/Updates
 - A) Mayor's Report: Sheets reported that work is moving forward on the curb and gutter in the city.
 - B) Council Liaisons Report: None.
6. Old Business
 - A) School building/baseball park/bond – Sheets reported on the meeting with the bank in April. Sheets, Wentzlaff, and Soeffker attended the April meeting and discussed purchasing half the baseball park at \$2,200/ acre for non-tillable land. The bank requested an offer in writing which Sheets provided, Taylor from the bank then canceled the planned May 5th agenda stating the offer was the same as the verbal offer at the April meeting. Sheets

shared the history of the school with the group. Attorney Janssen has been notified that this will go through foreclosure.

7. New Business

- A) Approve/Deny RESOLUTION 2025- 17 RESOLUTION APPROVING DEVELOPMENT AGREEMENT WITH WIDE OPEN MARINE LLC – Motion by Schuft to approve Resolution 2025-17, seconded by Wentzlaff. Motion carried. Harms, Pederson, LaRose, Schartz, Wentzlaff and Schuft all voted in favor. None against. None absent. None abstained.
- B) Approve/Deny RESOLUTION 2025-18 RESOLUTION APPROVING PURCHASE AGREEMENT WITH WIDE OPEN MARINE LLC -Soeffker reported that she did not receive the Purchase Agreement from Attorney Janssen. Motion by Wentzlaff to table this Resolution 2025-18 to the next EDA meeting.

8. P&Z Update – Soeffker reported no meeting on Wednesday, May 7th due to lack of agenda items. Sheldon Mathews will be sworn in at the next P&Z meeting.

9. Board and Director Comments

- A) Cloverleaf Concert Series update – Soeffker reported that two concerts were coming up in May, an acoustic concert on May 14th and regular concert on Sunday May 25th. Both will be at the Veterans Park.
- B) Sharda Enclave update- Soeffker reported that the City is still waiting on the development agreement, it is currently with Sharda Enclave's attorney.
- C) Other comments
- D) LaRose stated that there are 100 subscribers for the quarterly digital newsletter. Next one will be out in July if anyone would like to sign up there is a link on Facebook or the City's website, or Mayor Sheets can send out a link.

10. Motion by Pederson to adjourn the meeting at 7:52 pm, seconded by Schartz. Motion carried.

EDA Director Amy Soeffker

EDA President Hunter Pederson