



EDA Meeting Minutes

Monday, July 7, 2025, 7:00 PM

Green Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance – Meeting was called to order at 7pm by Chair Hunter Pederson.
Present: Shawn Harms, Hunter Pederson, Ex-Officio Shane Sheets, Vic Schwartz, Mark Wentzlaff, Denise Schuft
Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad
Guests Present: Shawn Anderson, Breanne Sand
2. Approve/deny July 7, 2025, agenda – Motion by Pederson so approve the agenda, seconded by Harms. Motion carried.
3. Approve/deny:
 - June 2, 2025, minutes – Motion by Schuft to approve the June 2nd minutes, seconded by Schwartz. Motion carried. Wentzlaff abstained.
 - June 30, 2025, Special Meeting minutes – Motion by LaRose to approve the minutes June 30th minutes, seconded by Schuft. Motion carried. Wentzlaff, Pederson, and Harms abstained.
4. Bills & Communication: RLF Balance \$19,434.90
5. Monthly Reports/Updates
 - A) Mayor's Report: - Mayor Sheets previewed the upcoming Xcel lease agreement stating the funds will help cover the maintenance costs for the school.
 - B) Council Liaisons Report: none
6. Old Business
 - A) Wide Open Marine – Motion by Pederson to table both items until the next meeting, seconded by Wentzlaff. Motion carried.
 - Approve/Deny Purchase Agreement with JMA Holdings LLC
 - Approve/Deny Development Agreement with JMA Holdings LLC

- B) School building/baseball park/bond – Soeffker reported that the EDA was notified of default and asked to remedy the amount due. EDA does not have enough money to pay the amount due so the bond will go into foreclosure.

7. New Business

- A) Approve/Deny lease extension for Xcel Energy to June 2026 at \$5,000 per month – Motion by Pederson to approve the lease agreement pending attorney review, seconded by Schuft. Motion carried.

8. P&Z Update – The Commission is not meeting until there is something to take action on. Next item will probably be Wide Open Marine.

9. Board and Director Comments

- A) Cloverleaf Concert Series update – Next concert is Wednesday, July 9th. Have had very successful fundraising. DeBoer and Soeffker will hand our surveys at the upcoming July and August concerts.
- B) Safe Streets and Roads for All Funding- Grant was submitted, the EDA should hear a response by September.
- C) 2025 Goals
- Advertise more – Specifically advertise the RLF. Ask locals to donate to the RLF. (Soeffker to look if that is allowed.)
 - What to do for existing businesses – Go visit the businesses to ask what we can do for them. Send the businesses a short survey.
 - Continue concert series and apply for grant - complete
 - Sell industrial Park lots – pending sale on one lot
 - Actively incorporate the comp plan - ongoing
 - Research options for historic buildings – It was the consensus of the EDA Board to recommended to Council that Building Official Darin Haslip perform an inspection of the Foster building.
- D) Other comments – Wentzlaff reported that there had been no gas for over a week at the local gas station.

10. Adjournment – Motion by Harms to adjourn the meeting at 7:59 pm, seconded by Wentzlaff. Motion carried.