



EDA Meeting Minutes

Monday, August 4, 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 pm by Chair Hunter Pederson.
Present: Shawn Harms, Hunter Pederson, Sam LaRose, Vic Schwartz, Denise Schuft
Absent: Mark Wentzlaff, Shane Sheets – Ex-Officio
Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad
Guests Present: Shawn Anderson, Breanne Sand
2. Approve/deny August 4, 2025, agenda – **Soeffker requested to add three items to new business: E) SMIF grant, F) MHS grants, and G) Realtor.** Motion by Schuft to approve the agenda with the above additions, seconded by Harms. Motion carried.
3. Approve/deny:
 - July 7, 2025, minutes – Motion by LaRose to approve the July 7, 2025, minutes, seconded by Pederson. Motion carried.
4. Bills & Communication: RLF Balance \$19,455.53
5. Monthly Reports/Updates
 - A) Mayor's Report: - none
 - B) Council Liaisons Report: - none
6. Old Business
 - A) JMA Holdings LLC aka Wide Open Marine
 - Approve/Deny Resolution 2025-26 RESOLUTION APPROVING PURCHASE AGREEMENT WITH JMA HOLDINGS LLC – After some discussion there was a request by EDA Board and buyer to remove the language “in the amount of \$5,000.00 for the purchase of the property”. Motion by Schuft to approve Resolution 2025-26, seconded by Schwartz. Motion carried. Harms, Pederson, LaRose, Schwartz, Schuft all voted in favor. None against. None abstained. Wentzlaff was absent.
 - Approve/Deny Resolution 2025-25 RESOLUTION APPROVING AMENDED DEVELOPMENT AGREEMENT WITH JMA HOLDINGS LLC – Motion by Harms to

approve Resolution 2026-25, seconded by Pederson. Motion carried. Harms, Pederson, LaRose, Schwartz, Schuft all voted in favor. None against. None abstained. Wentzlaff was absent.

- B) School building/baseball park/bond – Soeffker stated that the Taylor at Cornerstone State Bank requested a copy of the EDA's appraisal, which she provided. The bank has not responded with comments or questions. The Baseball Association is willing to add another \$25,000 to purchase half of the baseball park. Consensus of the EDA not to offer anymore from the EDA/City than Sheets has already offered.

7. New Business

- A) RLF Flyer- The Board reviewed the flyer presented by Soeffker. It has been added to the website and social media.
 - B) Donations to RLF fund – The EDA can accept donations but cannot solicit for funds.
 - C) Update on Foster Building – Hatlestad reported that Foster had a family emergency, and the building inspection had to be rescheduled from July to August.
 - D) Business Support Survey – Consensus of the EDA Board that Soeffker will write and introductory letter to the businesses and the survey and the RLF flyer will be mailed out to businesses. Followed up with another letter and/or phone call.
 - E) **SMIF grant – Soeffker proposed applying for the SMIF Small Town Grant Program. EDA Board would like to do a movie in the park, archery tournament, bean bag tournament, music with the Clover Leaf Concert Series – something like Oktoberfest. Soeffker to check with Victoria on their Cabin Fever event and Cologne for movie night. Council must approve this grant due to \$2,500 match. Soeffker will check if Cloverleaf Concert Series would be willing to supply the match. Grant is due August 28th.**
 - F) **MHS grants – EDA will consider whether they want to apply for a grant to due a survey. Grant would be due in July 2026. Soeffker will check into matching requirements and cost of doing a survey of the town.**
 - G) **Realtor – Soeffker asked if the EDA would like to sign with a realtor next year to sell the industrial park lots. Consensus of the EDA not to use a realtor, but to market on their own.**
8. P&Z Update - Soeffker reported that the LOC amount for Sharda Enclave has been lowered from \$280,000 to \$187,500. They are to provide a letter to the city before they can apply for permits through the City.
9. Board and Director Comments
- A) Cloverleaf Concert Series update– Schuft reported that attended at the July 25th event was low with only about 15 people attending due to the high temperatures and impending storm. LaRose stated that they used the tent, and it worked out very well. Bill Litau will be performing August 13th.

B) Safe Streets and Roads for All Funding – Soeffker stated they should hear results in September. Hatlestad will be notified.

C) 2025 Goals

- Advertise more
- What to do for existing businesses
- 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

D) Other comments – Soeffker reported that she was given the name of someone interested in purchasing an industrial lot; she has called them twice and invited them to the EDA meeting but has not had a response. Soeffker has also been communicating with RS Fiber regarding the new housing development.

10. Adjournment – Motion by Pederson to adjourn the meeting at 8:21 pm, seconded by Schwartz. Motion carried.

EDA Director Amy Soeffker

EDA President Hunter Pederson