



EDA Meeting Minutes

Monday, November 3, 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 President Hunter Pederson.
Present: Shawn Harms, Hunter Pederson, Shane Sheets – ex- officio, Vic Schwartz, Mark Wentzlaff, Denise Schuft.
Absent: Sam LaRose
Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad
Guests Present: Joe Kreger, Joe Shimota, Mike Dent, Alan Albrecht, Sondra Foster
2. Approve/deny November 3, 2025, agenda -Motion by Schuft to approve the agenda, seconded by Harms. Motion carried.
3. Approve/deny:
 - October 6, 2025, minutes – Motion by Schuft to approve the minutes, seconded by Schwartz. Motion carried.
4. Bills & Communication: RLF Balance \$19,494.81 (interest to be added) – Soeffker reported that the October 31 interest was to yet to be added, so actual balance will be a little higher.
5. Monthly Reports/Updates
 - A) Mayor's Report: Mayor Sheets reported that payment for the Arlington Ambulance is optional, not paying for that will save the City \$8,000-\$10,000.
 - B) Council Liaisons Report: None
 - C) 296 McGrann – Mayor Sheets reported that Foster owes the City a structural engineer's report no later than the November 11th Council meeting. Building Inspector Haslip instructed the City that no building permits were to be issued until the report is received and reviewed by Haslip.
 - D) Sharda Enclave – no update
 - E) Wide Open Marine – Soeffker reported that the Mayor Sheets wrote a letter of support for WOM's financing. Also, the Council issue a statement of support for the project at the last Council meeting.

6. Old Business

- A) SMIF grant -Soeffker announced that the EDA/City received the Small-Town grant for their Heritage Festival in the amount of \$10,000. A committee will be formed to begin working on the project. Ybarra will raise the matching \$2,500.

7. New Business

- A) Consider School Bond Negotiations – discussion on options from Attorney Janssen
Mayor Sheets went over the basics of the bond, that the EDA would lose 2 industrial lots, half of the baseball field, school building, part of a trail, and the bus garage. He also summarized the negotiations that have taken place to date. City is still maintaining the boiler, elevators permits, and the insurance on the school building.
Harms asked if the City could put some pressure on the bank, that the City would close their accounts.
Pederson wanted to up the last offer, make one more attempt with a counteroffer.
Harms stated that we would still be taxing tax payer money.
Pederson voiced concerns about losing the baseball field. Mayor Sheets mentioned that it could be bought at auction.
Pederson recommended raising the City's offer by \$25,000-\$50,000.
Mayor Sheets raised concerns overall already increased prices already being up for the City.
Harms stated he did not want to see his tax money go to fix this mistake. Sheets asked where the extra money would come from?
Motion by Pederson for the City to offer \$50,000 plus Baseball Association \$25,000 for a total of \$75,000 to buy the baseball field, seconded by Schwartz. Motion carried by a 3-2 vote with Pederson, Schwartz, and Wentzlaff voting in favor, and Schuft and Harms voting against.
Motion by Schuft not to move forward with offering City's portion of the baseball field to Cornerstone State Bank in exchange for 2 industrial lots, trail and bus garage, seconded by Pederson. Motion carried.
Motion by Schuft not to offer any or all of the EDA industrial perk lots in exchange for the baseball park, seconded by Harms. Motion carried.
- B) 2026 Goals
- Establish a Business Retention and Expansion (BRE) program by December 2025 to support existing businesses and encourage economic growth (Comprehensive Plan page 79)
 - Initiate a housing needs assessment by March 2026 to identify gaps in the city's housing stock and develop strategies to address affordability and diversity (Comprehensive Plan page 79)
 - Develop Downtown Revitalization Plan (Comprehensive Plan page 81)
 - Get school bond foreclosure taken care of in 2026
 - Successful Heritage Festival event with co-chairs from the EDA

- Advertise more with mapped industrial lots
 - Continue Clover Leaf Concerts Series with another PLRAC grant
 - Sell Industrial Park lots
8. P&Z Update - Soeffker reported that the next meeting is Wednesday and the P&Z will be reviewing the updated Zoning Code and proposed Subdivision Ordinance.
9. Board and Director Comments
- A) Cloverleaf Concert Series update- Final event was a success on Parnell Street.
 - B) Safe Streets and Roads for All Funding
 - C) 2025 Goals
 - Advertise more
 - What to do for existing businesses (Comp Plan pages 79/81)
 - 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 -none
10. Adjournment -Motion by Pederson to adjourn the meeting at 8:10 pm, seconded by Schuft.
Motion carried.

EDA Director Amy Soeffker

EDA President Hunter Pederson