

EDA Meeting Minutes
Monday, April 6, 2026, 7:00 PM
Green Isle City Hall

1. Call Meeting to Order and Pledge of Allegiance- Meeting called to order at 7:00 by President Hunter Pederson. All stood for the Pledge of Allegiance.
Present: Hunter Pederson, Shawn Harms, Sam LaRose, Shane Sheets – Ex-Officio, Vic Schwartz, Mark Wentzlaff, Dense Schuft.
Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad
Guests Present: Shawn Anderson, Breanna Sand
2. Approve/deny April 6, 2026, agenda- Motion by LaRose to approve the minutes, seconded by Schuft. Motion carried.
3. Approve/deny March 2, 2026, minutes – Motion by Schuft to approve the minutes, seconded by Wentzlaff. Motion carried.
4. Bills & Communication: RLF Balance \$ 19,597.10
5. Monthly Reports/Updates:
 - a. Mayor's Report – Mayor Sheets reported a great turnout at the Easter Event – with 100 to 120 kids attending.
 - b. Council Liaisons Report - none
 - c. School/Bond update – Sheets reported that the attorneys are still waiting on the release from the trails grant.
 - d. 296 McGrann- Sheets reported that the architecture and engineering drawings are with the building official. The building official is working with the engineer.
 - e. Sharda Enclave – none, Soeffker has done all that can be done for Sharda Enclave. They must submit their line of credit letter to the city before pulling a permit.
 - f. Wide Open Marine- Closing April 15th.
6. Old Business
 - a. BRE Visits – Schwartz completed a visit with Mark Miller of JIT and OEM. Pederson will cover the Farmers Co-op gas station.
7. New Business
 - a. Approve/Deny CITY OF GREEN ISLE ECONOMIC DEVELOPMENT AUTHORITY RESOLUTION NO. 2026-15 RESOLUTION AMENDING RESOLUTION APPROVING PURCHASE AGREEMENT WITH JMA HOLDINGS LLC – Motion by Pederson to approve Resolution 2026-15,

seconded by Harms. Motion carried. Harms, Pederson, LaRose, Schwartz, Wentzlaff and Schuft all voted in favor. None against. None absent. None abstained.

- b. Approve/Deny CITY OF GREEN ISLE ECONOMIC DEVELOPMENT AUTHORITY RESOLUTION NO. 2026-16 RESOLUTION APPROVING AMENDED DEVELOPMENT AGREEMENT WITH JMA HOLDINGS LLC - Motion by Harms to approve Resolution 2026-16, seconded by Schwartz. Motion carried. Harms, Pederson, LaRose, Schwartz, Wentzlaff and Schuft all voted in favor. None against. None absent. None abstained.

8. P&Z Update

- a. Upcoming Variance public hearing and Wide Open Marine public hearing is scheduled for May 6 at the next P&Z meeting.

9. Board and Director Comments

- a. Cloverleaf Concert Series update – Soeffker reported that the Series is moving forward, Ricky Ybarra is out asking for donations, and the schedule is set.
- b. Heritage Festival update- LaRose provided an update on the Festival.
- c. Newsletter updates- LaRose is looking for any additions to the newsletter.
- d. Other comments

- 10. Adjournment – Motion by Pederson to adjourn the meeting at 7:38 pm, seconded by Harms. Motion carried.

EDA Director Amy Soeffker

EDA President Hunter Pederson

Upcoming Meetings:

Heritage Festival Planning, Thursday, April 30th at 7pm

EDA, Monday, May 4th at 7pm