

EDA Meeting Minutes
Monday, July 6, 2026, 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 Pederson.
Present: Hunter Pederson, Shawn Harms, Sam LaRose, Vic Schwartz, Mark Wentzlaff, Denise Schuft.
Absent: Shane Sheets-ex-officio
Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad
2. Approve/deny July 6, 2026, agenda- Motion by Schuft to approve the July 6th agenda, seconded by Harms. Motion carried.
3. Approve/deny May 4, 2026, minutes- Motion by LaRose to approve the May 4th minutes, seconded by Schwartz. Motion carried. (There was no June meeting due to lack of action items.)
4. Bills & Communication: RLF Balance \$19,648.44
5. Monthly Reports/Updates:
 - a. Mayor's Report – Soeffker read Mayor Sheets update as follows: No word from Cornerstone State Bank regarding the foreclosure proceedings.

Flag contest deadline has passed. Municipal Flags will be digitizing/graphic designing the submissions prior to going to the judges. When complete, finalists will be sent to the public for vote via Survey Monkey.

Hope Garden is still in need of donors to conclude the project. Estimated \$3500 will complete the entire project with pergola.

Budget season is in full force; the mayor's goal is to keep increases at a minimum with an end goal of under 2 digits. Last year, we had the lowest increase in the County and will continue to try the same for 2027.

MNDOT assessed the sidewalks on Hwy 25 and they are budgeted for replacement in 2026.

I am in contact with US and MN legislatures to keep Green Isle on their radar for congressional spending to do street repairs and drainage upgrades vs assessments. 2027 legislative session is when we try again. 2026 did not pass. Average timeline to secure similar funds is around 2-3 years, so we will continue to push this matter.

- b. Council Liaisons Report – none.
- c. School/Bond update- Provided by Mayor Sheets above.

6. Old Business

- a. BRE Visits – Wentzlaff returned Wentzlaff Masonry and Vos Construction tonight. EDA members have the rest of this calendar year to complete their visits.

7. New Business

- a. Community marketing video, discuss producing a video similar to the City of Winnebago's (www.cityofwinnebago.com) – Motion by Harms to spend up to \$500 to create a marketing video, seconded by Schuft. Motion carried. Soeffker to talk to Mayor Sheets about it. Things to possibly include: longest resident, Mayor, Parks (DB), Baseball, Heritage Festival, Concert Series, Car shows at the Club New Yorker.
- b. Reminder of Commercial Lots Policy to sell industrial lots- Soeffker reminded that EDA Board of the Commercial Lots Policy that was approved by EDA and Council in April of 2023. The purpose is to guide the EDA members on requirements for the sale of the lots, not to offer subsidies. Three members were on the EDA (Schuft, Wentzlaff, and Schwartz) when the policy was created. Schuft also remembered why the policy was created to have a uniform answer to someone interested in buying a lot, she remembered when buyers would come to the EDA Board and each buyer would be told a different set of requirements to buy a lot, that is why the policy was created. Soeffker stated that Attorney Janssen was also to send out a memo regarding the policy.
- c. Mid-year check-in on 2026 EDA goals:
 - Establish a Business Retention and Expansion (BRE) program to support existing businesses and encourage economic growth (Comprehensive Plan, p. 79) * EDA BRE visits are underway.
 - Initiate a housing needs assessment by March 2026 to identify gaps in housing stock and develop strategies to address affordability and diversity (Comprehensive Plan, p. 79) – Soeffker will begin looking into this and create an outline. FD may have information on houses. Discussion was brought up about the number of rental units in Green Isle and if there was a way to control or monitor the numbers of rentals. President Pederson will look into rental housing regulations for the next EDA meeting.
 - Develop a Downtown Revitalization Plan (Comprehensive Plan, p. 81) – Motion by Wentzlaff to remove this as a goal since there is not a clear downtown in Green Isle, seconded by Schuft. Motion carried.
 - Resolve the school bond foreclosure process
 - Host a successful Heritage Festival with EDA co-chairs
 - Advertise industrial park lots more aggressively with mapped lot information *
 - Continue the Clover Leaf Concert Series with another PLRAC grant *
 - Sell additional Industrial Park lots *

8. P&Z Update

- a. Soeffker reported that the P&Z will be reviewing the MN Basic Code at their upcoming August P&Z meeting.

9. Board and Director Comments

- a. Cloverleaf Concert Series update- Schuft reported that they have been successful with approximately 44 people attending the Wondercure event.
- b. Heritage Festival update –Motion by LaRose to contact the billboard company to change our billboard from EDA lots to the Heritage Festival and give our 60-day notice to cancel our contract on September 30th, seconded by Wenzlaff. Motion carried. LaRose to work with Julia Dahlke to get a proof for the billboard company. (Schwartz had voiced concerns over whether the EDA was getting any bang for their buck with the billboard advertising, Soeffker stated that one person reach out to her in 2025 because of the billboard advertising). Soeffker reported that the next meeting was Thursday, July 9th and all were welcome to attend.
- c. Newsletter updates – Any information for the newsletter please send it to LaRose. The newsletter will be going out soon.
- d. Other comments - Councilmember Wenzlaff reported that he sold his property off of Hwy 5 to Chad and Scott Vos. No word on what their plans are for the property.

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

EDA Director Amy Soeffker

EDA President Hunter Pederson

Upcoming Meetings:

EDA, Monday, August 3rd at 7pm