

EDA Meeting Minutes
Monday, August 3, 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.

Also Present: Mayor Shane Sheets-ex-officio, Harrison De Boer-CPIC.

Staff Present: EDA Director Amy Soeffker, City Clerk Diane Hatlestad

2. Approve/deny August 3, 2026, agenda- Motion by Schuft to approve the August 3rd agenda with additions, seconded by Schwartz. Motion carried. Additions: **7c. Memo/email correspondence; 7d. Termination of Lease, Resolution 2026-28, and Deed in Lieu of Foreclosure, Resolution 2026-29; 8b. Sharda Enclave.**
3. Approve/deny July 6, 2026, minutes- Motion by LaRose to approve the July 6th minutes, seconded by Harms. Motion carried.
4. Bills & Communication: RLF Balance \$19,665.96
5. Monthly Reports/Updates:
 - a. Mayor's Report – Mayor Sheets reported on Heritage Days. The flag contest judges have returned their packets.
 - b. Council Liaisons Report – none.
 - c. School/Bond update- The new information for tonight was the resolutions that needed to be adopted, Resolution 2026-28, Termination of Lease, and Resolution 2026-29, Deed in Lieu of Foreclosure, taken up under New Business.
6. Old Business
 - a. BRE Visits – EDA members have the remainder of the calendar year to complete their visits.
 - b. Billboard, status of Heritage Festival proof and 60-day notice to cancel the contract effective September 30, 2026.
 - c. Commercial Lots Policy – Attorney Janssen's memo on the Commercial Lots Policy was provided to the Board by email.
 - d. Rental housing regulations, report from President Pederson.
7. New Business

- a. Minnesota Basic Code, Title XI Business Regulations, review of Chapters 110, 111, and 112, presented by Harrison De Boer. The Board discussed whether to drop, integrate, or modify each chapter relative to existing City ordinances.
 - Chapter 110, General Licensing Provisions
 - Chapter 111, Commercial Amusements
 - Chapter 112, Liquor Regulations – strike the 3.2 regulations. Several changes need to be addressed.
- b. Housing Needs Assessment, review of draft scope, model study, and data collection framework (Comprehensive Plan, p. 79; 2026 EDA goal). Soeffker reviewed the City of North Mankato Housing Needs Demand Analysis, March 2026, as a model study and presented a recommended scope and outline for Green Isle, along with direction needed on in-house preparation, regional assistance, or consultant procurement, and on budget.
 Motion by Schuft to table the Housing Needs Assessment to the next meeting, seconded by LaRose. Motion carried.
- c. **Memo/email correspondence – memo from City Attorney Leo Janssen, subject: Commercial Lots Policy and the EDA's role in selling commercial lots.**
- d. **Termination of Lease, Resolution 2026-28, and Deed in Lieu of Foreclosure, Resolution 2026-29 – Motion by Pederson to approve Resolution 2026-28, Termination of Lease, seconded by Harms. Roll call vote: all in favor, none opposed, none absent, none abstained. Motion carried. Motion by Wentzlaff to approve Resolution 2026-29, Deed in Lieu of Foreclosure, seconded by Schuft. Roll call vote: all in favor, none opposed, none absent, none abstained. Motion carried.**

8. P&Z Update

- a. Soeffker reported that the P&Z will be reviewing Minnesota Basic Code Title 5 at the August P&Z meeting.
- b. **Sharda Enclave.**

9. Board and Director Comments

- a. Clover Leaf Concert Series update – remaining concert dates are August 26, August 30, September 9, September 13, September 23, and October 11.
- b. Heritage Festival update – the next Heritage Festival meeting will be held in September.
- c. Newsletter updates – the newsletter is out.
- d. Other comments
 - Sharda Enclave
 - The next regular meeting date would fall on Labor Day. The Board set the next EDA meeting for Monday, September 14, 2026, at 7:00 PM.

10. Adjournment – Motion by Pederson to adjourn the meeting at 8:19 pm, seconded by Harms. Motion carried.

EDA Director Amy Soeffker

EDA President Hunter Pederson

Upcoming Meetings:

EDA, Monday, September 14, 2026, at 7:00 PM