



Meeting Agenda
Monday, December 4, 2017 (7:00 P.M.)
Please call 507-479-3219 if you are unable to attend.

- I. **Call meeting to order (7:00 P.M.)**
- II. **Agendas & Minutes:**
 1. Consider 12/4/2017 agenda
 2. Consider 11/6/2017 minutes
- III. **Bills and Communications:**
 - A. **EDA Fund Balances**
 - B. **Periodic Financial Reports**
- IV. **Monthly Reports/Updates:**
 1. Mayor's report
 2. Council liaison report (Mark Wentzloff)
- V. **Unfinished Business:**
 1. USDA Rural Development Grant update (Newsom)
 2. JIT – Right of First Refusal (Newsom)
- VI. **New Business:**
 1. 2018 Goals and Objectives
 - i. Get organized
 - ii. Create a revolving loan fund
 - iii. Attract businesses
 - iv. EDA website
 - v. Facebook
 - vi. Housing
 - vii. Promoting Green Isle
 - viii. Economic Profile
 - ix. Promote RS Fiber
 - x. Create an EDA Bank Account
 - xi. Create and annual report for 2017 and budget for 2018
 2. Storage Units (Newsom)
 3. Water Meters (Kreger)
 4. Christmas Lights (Kreger)
 5. Time and date for January's Annual Meeting (Newsom)
- VII. **Adjournment**



November 6, 2017

7:00 P.M.

I. CALL TO ORDER

Pursuant to due call and notice thereof, Green Isle EDA President Randal Bruegger called the Green Isle Economic Development Authority meeting to order at Green Isle City Hall at 7:00 P.M.

Members present: Randal Bruegger (President), Mark Wentzlaff, Mark Miller, Bert Panning, Scott Vos

Members absent: None

Staff present: Amy Newsom (EDA Director)

Staff absent: None

Guests present: Joe Kreger, ex-officio

II. MINUTES & AGENDA –

1. 10/2/2017 EDA minutes
2. 11/6/2017 EDA agenda – Motion by Miller, second by Wentzlaff to approve minutes and agenda. Motion carried.

III. BILLS & COMMUNICATIONS

A. EDA Fund Balances:

B. Periodic Financial Reports:

IV. MONTHLY REPORTS/UPDATES

1. **Mayor's report** – Mayor Kreger provided a brief update on the Timberline Public Hearing set for November 14. Kreger also reported there was another new business interested in Green Isle.
2. **Council liaison report (Mark Wentzlaff):** None.

V. UNFINISHED BUSINESS

1. USDA Rural Development Grant approved:

- a. Newsom reported that JIT has decided they are no longer interested in the RLF. (The email from JIT was included in the 11/6 EDA packet.) Newsom has contacted several other businesses to find another business to take the loan.

VI. NEW BUSINESS

1. JIT – Right of First Refusal

- a. Newsom was informed by Angie Carpenter of JIT that JIT had right of first refusal and was not interested in purchasing a lot at this time. Newsom contacted City Attorney Ross Arneson to get more information.

2. B A Investments, LLC Tax Abatement request:

- a. Motion by Vos, second by Bruegger to support the tax abatement request from B A Investments, LLC. Motion carried 4-0, Miller abstained.

3. Workforce Housing Development Program:

- a. Newsom provided information on the workforce housing grant available from the State of Minnesota. The EDA does not currently have a project that would fit the grant.

VII. ADJOURNMENT: At 7:23 P.M.

Amy Newsom, EDA Director

Randal Bruegger, EDA President

V. 2.

CITY OF GREEN ISLE

310 McGrann Street
P.O. Box 275
Green Isle, MN 55338
Telephone: 507-326-3901 Fax: 507-326-3192

COPY

September 11, 2007


CGC Stained Glass Studios, Inc.
Attention: Ron Beltz
P. O. Box 241
Green Isle, MN 55338

Our File: 203
RE: Lot 5, Block 2, Green Isle Industrial Park

Dear Mr. Beltz:

This constitutes a Letter of Understanding regarding the above lot. Due to financial circumstances, you have cancelled your Contract for Deed purchase of this lot from the City of Green Isle by issuing a Quitclaim Deed to the City. However, both you and the City would like to see you develop Lot 5 as part of a plant expansion in the future. Therefore, the City has agreed that they will not sell Lot 5 to any other party without first notifying you in writing, to give you the chance to match any other best offer received for the purchase of said lot by any third party. This Right of First Refusal must be exercised by committing to purchase said Lot 5 within 30 days after you receive written notice from the City of any third party offer. We discussed that Lot 5 has received a JOBZ designation. This was with the intent of assisting you in doing a plant expansion. The City, after consulting its Economic Development Advisor David Maroney, has decided it is appropriate to leave the JOBZ designation in place for Lot 5 for potential future use.

Thank you,



ROSS R. ARNESON
City of Green Isle Attorney

34,0158,080



OFFICE OF COUNTY RECORDER
Sibley County, Minnesota

I hereby certify that this document was filed in this office
on 9/18/2007 at 10:00:00 AM and was duly
recorded as document number A-211158

KATHY DIETZ - County Recorder, by IP Deputy.

Well Certificate: Received Not Required
Abstr. - yes no

Fees:	
REC'G PROCESS COMPLIANCE	\$11.00
RECORDER TECHNOLOGY FUND	10.00
STATE TREASURY GENERAL	10.50
GENERAL ABSTRACT	14.50
Total	\$46.00

NO DELINQUENT TAX

TRANSFER ENTERED THIS DATE:

September 18th, 2007

Kathy Dietz
SIBLEY COUNTY AUDITOR

BY [Signature] DEPUTY

ORV NO. NA

QUIT CLAIM DEED

Received from/return to:
ROSS R. ARNESON
302 WEST MAIN
PO 529
ARLINGTON, MN 55307

A-211158

STATE DEED TAX DUE HEREON: \$ 1.65

Date: September 1, 2007

FOR VALUABLE CONSIDERATION, CGC STAINED GLASS STUDIOS, INC., a Minnesota Corporation, Grantor(s),

hereby convey(s) and quitclaim(s) to CITY OF GREEN ISLE, a Minnesota Municipal Corporation, Grantee(s),

real property in Sibley County, Minnesota, described as follows:

Lot 5, Block 2, Green Isle Industrial Park, according to the plat thereof on file in the Office of the Sibley County Recorder.

This deed is for less than \$500.00 consideration.

The purpose of this Deed is to cancel and transfer back to Grantee all interest of Grantor as purchaser under that Contract for Deed for the above described property dated January 11, 2005, recorded March 17, 2005 as Document 200983, Office of the Sibley County Recorder.

together with all hereditaments and appurtenances belonging thereto, subject to the following exceptions: **All easements of record.**

DEED TAX PAID \$ 1.65
This 18 day of Sept, 20 07
Mary Fisher, Sibley County Treas.
By Jana Ernst Deputy

For CGC Stained Glass Studios, Inc.:

[Signature]
Ronald Beltz
Its President

STATE OF MINNESOTA
COUNTY OF SIBLEY

This instrument was acknowledged before me on 9-13, 2007, by Ronald Beltz, President, on behalf of CGC Stained Glass Studios, Inc., a Minnesota Corporation.

NOTARIAL STAMP
THIS INSTRUMENT WAS DRAFTED BY:
Ross R. Arneson Attorney At Law, (Lic. 313X) 302 West Main, P.O. Box 529 Arlington, MN 55307 (507) 964-5753

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

SEND TAX STATEMENTS TO:
TAX EXEMPT
City of Green Isle Box 275 Green Isle, MN 55338

Arlington is in need of additional storage units

Our View: Finding a solution is a good goal for 2018

The Arlington Area Chamber of Commerce, during its regular monthly meeting on Monday afternoon, Nov. 13, learned that there is a tremendous shortage of storage units in the community.

The Chamber, which has talked about finding a storage unit and having all of its items in one location, was only able to secure a smaller storage unit moving forward. The group is on a list for a bigger storage unit.

Storage units may not bring employees into a community, but they do serve a need. They also increase the tax base. The cost of a good storage unit can be around \$200,000 which is taxed commercially. A lot of storage units look very nice and they are better than an empty lot or building.

Although the City of Arlington or Arlington Economic Development Authority (EDA) does not currently own the property, a good location for a future storage unit is the area beyond the right field fence at the Arlington Baseball Park.

The shortage of daycare providers and succession planning for older business owners will no doubt be top priorities for the Arlington City Council and Arlington EDA in 2018. Finding a solution to the shortage of storage units in the community can also be a goal for 2018.

-K.M.

Too Tall's Tidbits

Happy Birthday and Happy Anniversary to the following local and area residents compliments of the Arlington Lions Club Community Calendar.

November 17

Jeremy Meyer, Lorie Thomes, Rod Tollefson, Jenny Otto, Mr. and Mrs. Bryan Pasek, and Mr. and Mrs. Dave Wendinger.

November 18

Jay Kreger and Brittany Trocke.

November 19

that T-Rex is?"

"It is precisely 60 million and three years, two months and 18 days old," replied the museum employee.

"How can you know that with such precision?" asked the visitor.

The museum employee replied, "Well, when I started working here, one of the scientists told me that the skeleton was 60 million years old...and that was precisely three years, two months and 18 days ago."

4. All vacancies in the Board of Commissioners, whether caused by resignation, termination of Council members, death or otherwise, shall be filled by Mayoral appointment with approval by the City Council. Any commissioners, thus selected to fill any vacancy shall hold office for the balance of the unexpired term to which he or she is appointed.

5. The annual meeting of the Board shall be held on the same day as the first City Council meeting in January each year.

The Board shall hold regular meetings on the first Monday of the month, or at such other time as the Board may determine.

6. Special meetings of the Board of Commissioners may be called at any time by the President, or, in his/her absence, by the Vice-President or by any two (2) Commissioners, to be held at the principal office of the Authority in the City of Green Isle, State of Minnesota, or such other place or places as the Commission may from time to time designate. Notice of special meetings of the Board of Commissioners shall be given to each Commissioner at least three (3) days prior to the meeting via telephone, telegram, letter or personally.

7. A quorum at all meetings of the Board of Commissioners shall consist of a majority of the whole board. Less than a quorum may, however, adjourn any meeting, which may be held on a subsequent date without further notice, provided a quorum be present at such deferred meeting.

8. No stated salary shall be paid Commissioners for their services, but, by subsequent resolution of the Board of Commissioners, expenses may be reimbursed for attendance at each regular or special meeting of such Board; provided that nothing herein contained shall be construed to preclude any Commissioner from serving the Authority in any other capacity and receiving compensation therefor.

Article IV

Officers

1. The officers of the corporation shall be a President, a Vice-President, a Secretary-Assistant Treasurer and a Treasurer who shall be elected to a one (1) year term in such officer position. They shall hold office until their successors are elected and qualified. The President, Vice-President and Treasurer shall be members of the Board of Commissioners. The Secretary-Assistant Treasurer need not be a member of the Board of Commissioners.

2. The President shall preside at all meetings of the Authority, shall be in charge of the day-to-day operations, shall sign or counter-sign all certificates, contracts and other instruments of the Authority as authorized by the Board of Commissioners, shall make reports to the Board of Commissioners, and shall perform all such other duties as are incident to the office or are properly required by the Board of Commissioners.

3. The Vice-President shall exercise the functions of the President during the absence or disability of the President.

