



Meeting Minutes  
Monday, March 2, 2020 (7:00PM)  
Green Isle City Hall

I. Call meeting to order

**Members Present:** Mayor Joe Kruger, Diane Brown, Jason Mackenthun, Scott Vos, Mark Miller, Victor Schwartz

**Members Absent:** Denise Schuft, Mark Wentzlaff

**Staff Present:** Michael Kedrowski

**Guests in Attendance:** Todd Hagen

II. Pledge of Allegiance – All stood for the Pledge

III. Agendas & Minutes

1. Consider 3/2/2020 Agenda
  - a. Motion by Miller to approve the Agenda, Seconded by Mackenthun. Motion carried.
2. Consider 2/3/2020 Minutes
  - a. Motion by Mackenthun to approve the minutes from February, with edits to date, Mayor's report a few grammatical and spelling errors, seconded by Brown motion carried.

IV. Bills and Communications: A. RLF Fund Balance: N/A

V. Monthly Reports/Updates:

1. Mayor's report – Kline is not interested in combining his two lots. Mayor Joe Kruger also went to the State Capital to present a case on tax forgiveness with the Bartel's project. It will need a senate hearing next. Smith says that the project will go on regardless of the tax forgiveness being passed by the senate.
2. Council Liaison report
  - i. Mark Wentzlaff - None
  - ii. Diane Brown – Still working with Community Ed on partnering with the City of Green Isle on projects and opportunities.

#### VI. New Business:

1. Modification to the Development Program and TIF Plan – Todd from Elhers Group presented on their plan for Tax Abatement and the draft of a resolution to be reviewed and have a public hearing at March 10<sup>th</sup>'s City Council meeting. Members of the EDA asked various questions to assist with their decision on the matter. It was reviewed by the group and Miller made a motion to approve the resolution, it was seconded by Schwartz. The motion carried unanimously.
2. Update on JIT Expansion – Kedrowski and Newsom met with JIT, and although they were interested in making something happen under commercial lots policy, it was ultimately decided to pass on a project to expand their current facility in Green Isle and are choosing to rent their facility in Norwood Young America. Kedrowski will try and remain in touch with them as time progresses in hopes they may plan to expand some other day.
3. ISG Proposal for Parcel 34.0037.000 – Vos had reached out to ISG on their ability to create a concept plan for the parcel to help in the assistance of selling it. It was chosen to be tabled for a later meeting.

#### VII. Unfinished business:

1. Update on areas of improvement within the City (signs, sidewalks) – Brown, Schuft – there was no current update on the matter reported Brown, once Spring comes around they will begin discussions and observations on possible projects.
2. Consider draft of Policy to waive WAC and SAC – The EDA was asked to review the possible agreement to consider a WAC/SAC agreement for Council to approve. Several questions were asked in regard to wording and terms of length of the agreement. It was motioned by Brown to have Kedrowski revise several points within the contract and bring it back to the EDA to review at April 6<sup>nd</sup> meeting.
3. Industrial Park Lot sizes – Discussion on the matter was rather short. Current lots are under consideration after April deadline with Bartel's refrigerated warehouse project. While on the topic of the industrial park lots, Kedrowski brought up the conversation he has been having with Trisha from excel energy. They are needing to build a new substation for Green Isle to help house the power needed for the Refrigerated warehouse Bartel's trucking plans to build. The EDA came to a consensus that parcel adjacent to 34.0158.040 would be best suited if they were to create an access road to the substation, the EDA would sell to them for a very good price on the terms that they find a way to develop on the parcel and bring access to it as well. Kedrowski held off discussion with Trisha until he discussed the parcel with the EDA first. Questions like "how big the substation was" and "what will it look like" Kedrowski will address those questions and report back to EDA at April 6th meeting.
4. Consider new prices for industrial park lots – Tabled for March 10<sup>th</sup> Council meeting, it was agreed upon at last Month's EDA meeting that the lots be \$.80 a square foot. Motion carried unanimously.
5. Update on sunseting commercial lots policy – Tabled for March 10<sup>th</sup> Council Meeting

#### VIII. Board and Director Comments - none

#### IX. Adjournment - Motion to adjourn at 7:52 by Schwartz, seconded by Vos. Motion Carried