



EDA Meeting Agenda
Tuesday, May 3, 2022 7:00 PM
Green Isle City Hall

Group photo before the meeting

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approve/deny May 3, 2022 Agenda
4. Approve/deny April 5, 2022 Minutes and April 11, 2022 Minutes
5. Bills & Communication: RLF Balance \$ _____
6. Monthly Reports/Updates:
Mayor's Report
Council Liaison Report:
Mark Wentzlaff
Diane Brown
7. Old Business:
A) City website
B) Comprehensive Plan
C) Horstman request to purchase 34.0158.050 (email)
D) Siwek request to purchase 34.0158.060 and 34.0158.070
8. New Business
A) Miller Homes concern regarding home loans and taxes (email)
9. P&Z Update – Phil Mangis III
A) Crosswalks in town
10. Board and Director Comments
11. Adjournment



EDA Meeting Minutes

Tuesday, April 5, 2022 7:00 PM

Green Isle City Hall

1. Call Meeting to Order – Meeting was called to order at 7:03 pm by Vice President Denise Schuft.
Present: Denise Schuft, Vic Schwartz, Joe Kreger, Diane Brown, Mark Miller, Scott Vos arrived late.
Staff present: EDA Director Amy Newsom, P&Z Administrator Phil Mangis
Guests present: Justin Horstman
2. Pledge of Allegiance – All stood for the Pledge of Allegiance.
3. Approve/deny April 5, 2022 Agenda – Motion by Miller to approve the April 5 agenda, seconded by Brown. Motion carried.
4. Approve/deny March 1, 2022 Minutes – Motion by Schuft to approve the March 1 minutes, seconded by Wentzlaff. Motion carried.
5. Bills & Communication: RLF Balance \$7058.24
6. Monthly Reports/Updates:
Mayor’s Report – Kreger reported that building continues and that there will not be a lot of lots left by the end of the year. Channel 9 will be coming to Green Isle for Town Ball Days on July 13th. It will be a big community event. Admission will not be charged for the game.
Council Liaison Report:
Mark Wentzlaff – Wentzlaff reported that the Council is still moving forward with the compost site, no news yet on the grant. For now the City will reopen the former site.
Diane Brown – Brown reported that the Easter Egg Hunt will be held April 16th at the GICS. Parks committee is considering a location for pickleball and an archery range.
7. Old Business:
A) City website – continuing to move forward with new city logo and website. Piotter will need to be asked to clean up the old website before data is transferred over.
B) EDA Director hours -Newsom requested additional hours with the City of Green Isle, EDA recommended 17-34 hours with no cap per month. Motion by Miller to approve flexing 17-34 hours per month with no cap, seconded by Wentzlaff. Motion carried.

C) Comprehensive Plan – Mangis reported that the Zoning Code should be done by May and then he would like to move forward with the Comprehensive Plan. Schuft and Miller will serve on the committee.

8. New Business - none

9. P&Z Update – Phil Mangis III reported that P&Z has been working on updated the Zoning Code. Brown requested that Mangis look into crosswalks by the bank and parks.

Motion by Brown to go into closed session at 7:40 pm, seconded Schuft. Motion carried.

10. **Closed Meeting – to consider the sale of EDA owned lots: 34.0158.050, 34.0158.060, 34.0158.070**

Motion by Schuft to end the closed session and reopen the regular meeting at 8:35 pm, seconded by Miller. Motion carried.

Consensus of the EDA to request Horstman to return to an EDA meeting with more information regarding his plans for 3 buildings on the lot. The EDA would like to consider cutting those lots into smaller 1-1.5-acre parcels.

Motion by Brown to offer to sell 34.0158.060 and 34.0158.070 for \$70,000 each or \$40,000 for 1.5 acres with the City of Green Isle paying to replat the lots, with a minimum lot value of \$500,000, seconded by Schuft. Motion carried.

11. Board and Director Comments – Newsom met with the Club New Yorker owner and provided loan paperwork, the owner plans to add a kitchen. GI EDA does not have enough RLF funds for the Club New Yorker project. They are looing for approximately \$40,000, Newsom provided them with a Sibley County RLF application.

Brown reported that Dan Dauffenbach will be honored at the GICS Elders Day on May 26th.

Newsom reported hearing some negative feedback regarding the GICS from members of Leading Sibley Together after they toured the school.

Newsom and Schuft to schedule a time to tour the GICS.

12. Adjournment – Motion by Miller to adjourn the meeting at 8:50 pm, seconded by Vos. Motion carried.

EDA Director Amy Newsom

EDA President Scott Vos



Special EDA Meeting Minutes
Monday, April 11, 2022 7:00 PM
Green Isle City Hall

1. Call Meeting to Order – Meeting was called to order at 7 pm by President Scott Vos.
Present: Scott Vos, Mark Miller, Diane Brown, Denise Schuft, Vic Schwartz, Mark Wentzlaff
Staff Present: EDA Director Amy Newsom
Guests Present: Justin Horstman

2. Pledge of Allegiance – All stood for the Pledge of Allegiance.

3. Old Business:

A) Discussion with Justin Horstman regarding the sale of lot 34.0158.050
Horstman discussed his plans to put 3 buildings on the lot.

Option #1

The EDA is proposing to sell you the whole parcel 34.0158.050 for \$49,900 with the following conditions:

Put 3 buildings on the land all at least 60x90 with 24x24 offices.

1st building up in year 1.

2nd building in year 2. Subdivide (replat) the parcel into 3 separate parcels in year 2 before starting construction on building 2.

3rd building in year 3. If you do not finish buildings 2 or 3 those parcels would come back to the City. Each building on its own separate parcel.

Total of 5 FTE's in each building.

No tax abatement or TIF.

Option #2

The City will split that lot into 3 parcels and pay to replat. EDA would offer to sell you a smaller 1/3 size parcel for \$15,000 and give you right of first refusal on the next 2 parcels with a development agreement. Same idea, separate buildings on each tax id.

No tax abatement or TIF.

B) Discussion with John Behnke regarding price of industrial park lots. – Behnke did not attend the meeting. Consensus of the EDA to offer the lots at the asking price of \$49,900. EDA would like to consider replating the industrial park lots into smaller lots.

4. Board and Director Comments – EDA recommends to Council that the Zoning Ordinance be changed to require that commercial buildings are required to have frost footings around the entire building perimeter.
5. Adjournment – Motion by Miller to adjourn the meeting at 7:58 pm, seconded by Wentzlaff. Motion carried.

EDA Director Amy Newsom

EDA President Scott Vos

From: Amy Newsom

Sent: Monday, April 18, 2022 2:53 PM

To: Scott Vos; victorschwartz407@gmail.com; oemservices@frontiernet.net; Diane Brown; jdschuft@yahoo.com; Joseph Kreger; greenislecityhall@gmail.com; Mark Wentzlaff (wentzlaffmasonry@yahoo.com)

Subject: FW:

FYI-

From: Justin Horstman <topnotchconstruction_justin@yahoo.com>

Sent: Monday, April 18, 2022 8:12 AM

To: Amy Newsom <anewsom@arlingtonmn.com>

Subject:

Good morning


I just wanted to follow up with you on the green isle lot. The only way I'm interested or want to move forward is if we can get the whole lot and are able to complete a building within 2 years and to be able to build a second building down the road if I need to. The original proposal you gave a week ago is forcing the additional buildings with more workforce than I have. I can't lock myself into that and risk losing that much of an investment. I'm looking for a similar opportunity like was given to the woodworking place or I won't gain the savings I was trying to gain. At that point financially it doesn't make sense for me. Let me know know if something could be worked out if not I'll continue looking elsewhere. Thanks for everyone's time and help. I appreciate it. Thanks Justin

From: Amy Newsom
Sent: Thursday, April 28, 2022 8:45 AM
To: Nicole Miller
Subject: Re: Green Isle new construction builds

Thanks for contacting me Nicole, I'm going to discuss it with my EDA on Tuesday night. I'll follow up with you on Wednesday. Amy

Amy Newsom.

City Administrator

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From: Nicole Miller <nicolemillerhomes@hotmail.com>
Sent: Wednesday, April 27, 2022 3:15 PM
To: Amy Newsom <anewsom@arlingtonmn.com>
Cc: Katyana Miller <katyanamiller@outlook.com>
Subject: Green Isle new construction builds

Amy-
I was directed to you by Diane at the City of Green Isle.

We are running in to issues when selling new residential construction builds. Potential new homeowners aren't able to get approved for their loan because the taxes are so high, the county is saying the property taxes are going up 50%, this has happened a couple times now. Is there anything the City can do about this? Has it been in discussion on doing an abatement program of some sort for new constructions? We want to continue to build in the area but if this is the case we don't know if it will be possible. We wanted to bring it to your/ the city/ county attention to see if there is anything we can do to help the new buyers that would be moving to Green Isle.

Thank You!
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