



EDA Meeting Agenda
Thursday, July 14, 2022 7:00 PM
Green Isle City Hall

1. Call Meeting to Order
2. Pledge of Allegiance
3. Swearing in of new EDA member Rick Ybarra
4. Approve/deny July 14, 2022 Agenda
5. Approve/deny June 27, 2022 Minutes
6. Bills & Communication: RLF Balance \$_____
7. Monthly Reports/Updates:
Mayor's Report
Council Liaison Report:
Mark Wentzlaff (compost site)
Diane Brown (parks)
8. Old Business:
A) City website
B) Comprehensive Plan
9. New Business
A) Discussion on proposal from ARRA Properties Auto
B) Discussion on proposal from Eagle Automotive
10. P&Z Update – Phil Mangis III
A) Crosswalks in town
11. Board and Director Comments
12. Adjournment



OFFICIAL OATH

State of Minnesota
County of Sibley

I, **Ricky Ybarra**, do solemnly swear that I will support the Constitution of the United States of America, the Constitution of the State of Minnesota, and the City of Green Isle, and to discharge faithfully the duties devolving upon me as Economic Development Authority Commissioner of the City of Green Isle to the best of my judgment and ability.

Economic Development Authority Commissioner

Subscribed and sworn to before me this 14th day of July 2022.

Economic Development Authority Director



EDA Meeting Minutes
Monday, June 27, 2022 7:00 PM
Green Isle City Hall

1. Call Meeting to Order – Meeting was called to order at 7:00 pm by Vice President Denise Schuft.
Present: Mark Miller, Diane Brown, Joe Morgan, Vic Schwartz, Mark Wentzlaff
Absent: Scott Vos
Staff Present: EDA Director Amy Newsom, P&Z Administrator Phil Mangis
Guests Present: Ricky Ybarra, Abah Mohammed, Hshma Hesse, Sayed Amini
2. Pledge of Allegiance – All stood for the Pledge of Allegiance.
3. Public Hearing for Eagle Automotive to purchase lot 34.0158.080 for \$45,000.00 -Public Hearing opened at 7:05 pm. Sayed Amini presented information on his businesses started the used car businesses in Montevideo in 2018, Eagle Priority Trucking Company, also has a T-Mobile business. He plans to sell and repair cars at his Green Isle location and hopes to open the repair shop to the public. Amini stated that they have 3 employees and hope to hire an additional 2, he stated that they plan to have 5 employees within the 1st year. Sayed Amini stated that he wanted to move his business closer to the Twin Cities. Amini stated that his brother was a partner. EDA Board made it clear to Sayed Amini that his building will have to have footings. Sayed stated that he planned to have footings on his building. Sayed Amini would like to change his lot to 34.0158.060. Newsom stated that this will require another public hearing. No comments were made from the public. Public hearing closed at 7:20 pm.
4. ~~Swearing in of new EDA member Rick Ybarra~~
5. Approve/deny June 27, 2022 Agenda – Motion by Mark Miller to approve the agenda as amended, seconded by Diane Brown. Motion carried.
5. Approve/deny June 7, 2022 Minutes – Motion by Brown to approve the June 7, 2022 minutes, seconded by Schwartz. Motion carried.
6. Bills & Communication: RLF Balance \$ _____ (Sue Vos was on vacation.)
7. Monthly Reports/Updates:
Mayor's Report – Town Ball Day on July 13th, there will be free admission to the game, Kreger stated that they are trying to target the new people to town. Kreger also reported that housing is starting to

slow down, but they have had approximately 35 permits in 18 months in Green Isle. Brown to ask Kurt Menk to put something in the newspaper about all the new housing in Green Isle.

Council Liaison Report:

Mark Wentzlaff (compost site) – Wentzlaff reported that the City of Green Isle wants to move forward with moving the compost site near the water tower but need to reach an agreement with Vos. Mark Miller volunteered to speak with Scott Vos to move the project forward.

Diane Brown (parks) – Brown stated that the gazebo is going up at the Veterans Park. The community would like to have a dedication in September with music. Newsom to look into getting a grant for the event from PLRAC.

8. Old Business:

A) City website – Newsom reported that the website committee had met to review the initial draft of the website and provided changes to Vivid Image.

B) Comprehensive Plan – The comp committee will meet on July 11th for their initial comprehensive plan meeting.

9. New Business

A) Approve/deny purchase agreement and development agreement for ARRA Properties Auto – Abah Mohammed spoke with the EDA about her business. She stated that it was created about 3-5 years ago. It is a trucking company; her family has been in the trucking company business for several years. Mohammed is proposing a repair shop and truck parking facility that will also include a training facility for new immigrants. Mohammed stated that she is hoping to ask for tax abatement. Mohammed The purchase agreement and development agreement would have to include that information.

10. P&Z Update – Phil Mangis III

A) Crosswalks in town – Mangis reported that he is still working with the State. Mangis needs a sidewalk map and stated that he will present it to EDA and P&Z. Kreger stated that Xcel moved the pole stating that MnDOT is putting in sidewalks on both sides of 25.

11. Board and Director Comments – Consensus of the group to have the next meeting held August 2, 2022.

12. Adjournment – Motion by Mark Miller to adjourn the meeting at 8:04 pm, seconded by Brown. Motion carried.

BUSINESS PLAN/PROPOSAL TO PURCHASE VACANT COMMERCIAL LAND

Date – 05/18/2022

City of Arlington-EDA for Green Isle City Industrial Park
204 Shamrock Drive
Arlington, MN 55307

RE: Vacant land for sale in the GI Industrial Park (XXX Shamrock Drive Green Isle, MN 55338)

1st Choice: Lot# 340158070 Lot size: 3.05 Acre

2nd choice: Lot # 340158060 Lot Size: 3.03 Acre

Dear Arlington City,

ARRA Properties LLC, located at 2542 17th Ave, Minneapolis, MN 55404 is here by requesting to purchase the land mentioned in the above. ARRA Properties is a female owned LLC intending to build and operate a truck parking with auto repair shop that will offer storage, parking, and maintenance for vans, trucks, and trailers.

Our plan is to offer a more than standard service to the community. Our mission is to provide quality auto services at a low cost whilst also providing amenities and a location for truck parking/storage. It is in this that we hope to provide customer satisfaction not only to our customers needing major repair but community at large who might need our services.

By allowing our business to buy this land would not only help our company to gain a location, but will also benefit the City of Green Isle as this project will add a new addition to one of the cities vacant lots which will help the cities growth and economy. We will also cultivate a working environment that provides a supportive atmosphere, with a sustainable approach to earning a living for all our partners, employees and for our clients. We will build relationship, partner with and refer our customers to the existed Green Isle Businesses for their other needs outside ARRA's provided services.

Our Business Structure

ARRA Properties Auto Care, LLC intends to open a new auto repair and maintenance garage starting small in Green Isle, MN. Our plan for growth is ideal in the near future, so as to serve as means for us to compete favorably with leading automobile repair garages and automobile servicing centers in the industry. ARRA Properties Auto Care, LLC plans to offer services such as truck parking, repair and maintenance needs for trucks, vans, trailers, and etc. Our goal is to become a reputable auto garage and repair services within Green Isle, lending our services both to the community and to lead favorably within the automotive industry here in the United States. We will hire the best hands within our area of operations.

At ARRA Properties Auto Care LLC, we will ensure that we hire qualified employees, hardworking, creative, customer centric and are ready to work to help us build a

prosperous business that will benefit all the stake holders (the owners, workforce, and customers).

Mission and Vision Statement

- Our vision is to establish a standard and world class auto service center whose services and brand will not only be accepted in Green Isle but also in other cities in our state and region.
- Our mission is to provide professional services, auto repair, maintenance services and other auto related services that will assist businesses, individuals, households and non-profit organizations who own an automobile(s) in ensuring that it is provided work needed to put it in great shape.
- We want to build an auto repair garage that can favorably compete with other leading brands in the automobile maintenance and repair services industry.
- We plan to build a brick building which includes 2 service doors, an office space, client and employee rest rooms, break room and other amenities, we will also be installing a paved parking.
- During design phase, we will make sure that we follow the "City of Arlington/ Green Isle's/ ordinances and permitted usage/setbacks for 1-2 Industrial parks.

Below is the sales projection for ARRA Properties Auto, LLC. It is based on the intended new location and the wide range of similar businesses, servicing and maintenance services, as well as the target market price;

- **First Year-:** \$100.000
- **Second Year-:** \$250.000
- **Third Year-:** \$350.000+

N.B: This projection is done based on what is obtainable in the industry and with the assumption that there won't be any major economic meltdown. Please note that the above projection might be lower and at the same time it might be higher.

Job Creation/Opportunities:

1st Year: 2-3 Employees

2nd Year: 3 to 5 Employees

3rd Year: 5+ Employees,

Training opportunities:

1st Year: 0 to 2

2nd Year: 2 to 5

BUSINESS PLAN/PROPOSAL TO PURCHASE VACANT COMMERCIAL LAND

Date – 05/18/2022

City of Arlington-EDA for Green Isle City Industrial Park
204 Shamrock Drive
Arlington, MN 55307

ARRA Properties Auto

RE: Vacant land for sale in the GI Industrial Park (XXX Shamrock Drive Green Isle, Mn 55338)

1st Choice: Lot# 340158070 Lot size: 3.05 Acre

2nd choice: Lot # 340158060 Lot Size: 3.03 Acre

This letter constitutes a proposal to purchase by Arra Properties LLC ("Buyer"), for the vacant land as noted above (the "Property") from City of Green Isle or an affiliate ("Seller") in response to the For sale (Advertised via Internet/City) tendered by the Seller on the following terms and conditions

1. TOTAL PURCHASE PRICE: **Forty Nine Thousand and Nine Hundred Dollars (\$49,900)** As per selling price.

2. DEPOSIT: TBD Dollars (\$ TBD)

3. CLOSING DATE OR CONTINGENCIES TO BE MET PRIOR TO CLOSING:
TBD (attach detailed description if necessary).

4. SOURCE OF FUNDS Buyer has the funding available and will follow city requirements for making the full payment once this proposal is accepted.

5. The acceptance or rejection of any proposal is at the sole discretion of the Seller. None of the terms of this proposal shall be binding until both parties have executed a purchase and Sale Agreement. After the close of the offering and the selection of the successful proposal a Purchase and Sale Agreement will be prepared by the Seller to include the details of the successful proposal.

6. NOTWITHSTANDING LOCAL CUSTOM OR NORM, with reference to the closing, Buyer shall pay the cost of recording the Deed(s) conveying the Property into Buyer; any reimbursement due Seller on the current year's prorated taxes; Buyer's own Escrow company, if any. With reference to the closing, Seller shall pay (or adjust the closing

statement for) the cost of any unpaid real estate taxes prorated through the closing date; seller's own attorney's fees if any.

7. (Check either item 1 or 2)

1. **AM** Buyer represents that it has not engaged any broker or agent as its agent or representative in this transaction
2. _____ buyer has engaged _____ as its broker or agent ("Buyer's broker") in this transaction. Buyer _____ is _____ is not paying any fee or commission due Buyer's Broker.

Eagle Automotive Business plan

Sayed Ahmad Amini
Eeagleaotomotive@gmail.com
June 03,2022

Executive Summary

Objectives:

1. To bring a new business to the city of green Isle.
2. To create job opportunities for five people within the first year in the city of green Isle.
3. To build a workshop that can hold up to 3 vehicles at a time and an office to run operation.

Unique Selling Point:

The Eagle Automotive Company will provide Reliable Vehicles and Quality auto service to the residents of the green isle and surrounding cities at an affordable price.

About US:

Eagle Automotive LLC is an Auto sale/service company that was established in 2018 in Montevideo city of Minnesota. The company will utilize auto service the city of green Isle.

Service and Pricing:

Eagle Automotive will provide reliable vehicle and auto services at an affordable price.

Target Market:

The company will focus on low income auto buyers, students, and upgraders and high end buyers in the city of green Isle.

Competition:

The company's competition will be the against those who has been providing Auto sales and repair services in some unreasonable prices.

Marketing plan:

To establish its name in the city of green isle, the company will penetrate the online market through the creation of accounts in several social media platforms, such as Facebook, Instagram, and YouTube.

Operational plan:

It will be located at Shamrock Dr W, Green Isle, MN 55338. The different departments of the business are sales, repair, body, paint, detail, etc.

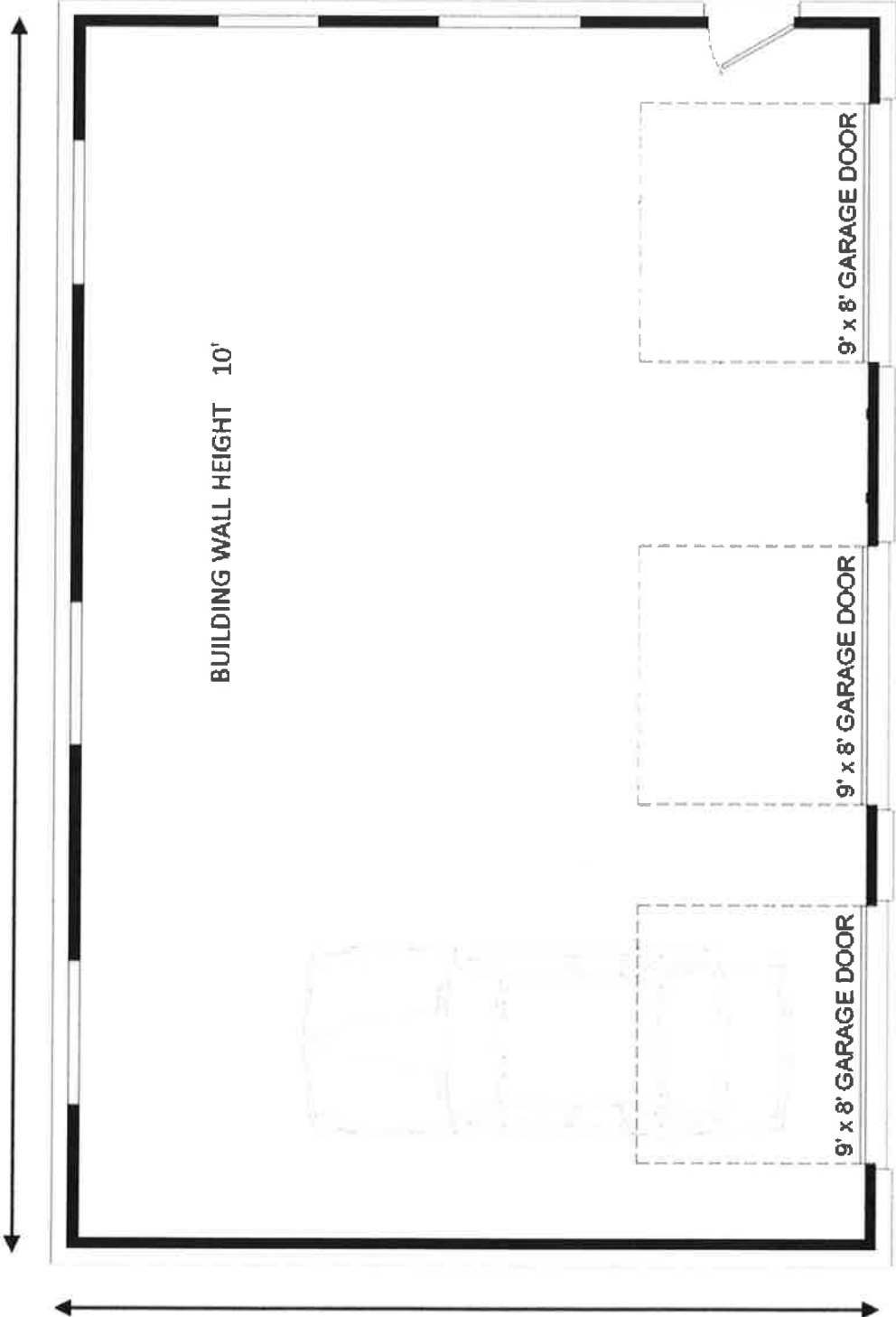
We would like to offer (\$45000) for the parcel number 340158080 and we got to build a building in that property as soon as we can because we have vehicles parked everywhere and are ready to be sold or repaired. We also have a Metro By T-Mobile Store in St. Paul.

Contact Information:

Email: Eeagleautomotive@gmail.com

Phone: 8167859269, 6124780895

WIDTH 45'



BUILDING WALL HEIGHT 10'

9' x 8' GARAGE DOOR

9' x 8' GARAGE DOOR

9' x 8' GARAGE DOOR

LENGTH 30'