



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

1. Call Meeting to Order
2. Pledge of Allegiance
3. **Public Hearing for ARRA Properties Auto to purchase lot 34.0158.070 for \$49,900.00**
4. Approve/deny June 7, 2022 Agenda
5. Approve/deny May 3, 2022 Minutes
6. Bills & Communication: RLF Balance \$7393.89
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
C) Siwek request to purchase 34.0158.060 and 34.0158.070
9. New Business
A) Approve/deny directing Attorney Arneson to create purchase agreement and development agreement for ARRA Properties Auto
B) Update on the Green Isle Community School from Director Lindsay Paschke and Administrator Serenity Cox
C) Discussion on Eagle Automotive Business Plan to purchase lot
10. P&Z Update – Phil Mangis III
A) Crosswalks in town

11. Board and Director Comments

12. Adjournment



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

1. Call Meeting to Order – Meeting was called to order at 7pm by President Scott Vos.
Present: Scott Vos, Mark Miller, Diane Brown, Denise Schuft, Mark Wentzlaff, Vic Schwartz
Staff Present: EDA Director Amy Newsom, P&Z Administrator Phil Mangis III
Guests Present: John Behnke by telephone
2. Pledge of Allegiance- All stood for the Pledge of Allegiance.
3. Approve/deny May 3, 2022 Agenda – Motion by Brown, seconded by Schwartz to approve the agenda.
Motion carried.
4. Approve/deny April 5, 2022 Minutes and April 11, 2022 Minutes – Motion by Brown, seconded by Wentzlaff to approve the April 5, 2022 and April 1, 2022 minutes.
5. Bills & Communication: RLF Balance \$ _____ (Sue from the bank was on vacation.)
6. Monthly Reports/Updates:
Mayor's Report - none
Council Liaison Report:
Mark Wentzlaff – Wentzlaff reported that the City is still planning to work on a new compost site.
Diane Brown – Brown reported on the gazebo, new bench at the Veterans Park, Elders Day at Green Isle Community School, Brown also stated the Easter Egg Hunt was very successful.
7. Old Business:
A) City website- working on the logo. Brown reported that Piotter has been directed to cleanup the website.
B) Comprehensive Plan – Mangis
C) Horstman request to purchase 34.0158.050 (email) – Motion by Vos, seconded by Wentzlaff to table this request indefinitely.
D) Siwek request to purchase 34.0158.060 and 34.0158.070 – Behnke joined the group by phone, concerned with the EDA request to have a minimum value of \$500,000 for a building. Behnke questioned what the problem would be with selling the land for \$1 like was done with Timberline. He

asked the EDA if that was a successful sale. Consensus of the EDA that the Timberline sale was successful. After some discussion among the EDA Board members the Board realized that they value jobs. There will need to be jobs for the EDA to sell land.

8. New Business

A) Miller Homes concern regarding home loans and taxes (email) – Consensus of the EDA to have Newsom let Miller homes know that the City is working on decreasing the taxes, last year's City levy was down over 8 percent.

9. P&Z Update – Phil Mangis III

A) Crosswalks in town – Mangis stated that it is taking longer than expected with the sidewalks, still looking into funding. MnDOT is putting in sidewalks on each side of Hwy 25 near the baseball park.

10. Board and Director Comments – none

11. Adjournment- Motion by Schuft, seconded by Schwartz to adjourn the meeting at 8:12 pm.

EDA Director Amy Newsom

EDA President Scott Vos

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.

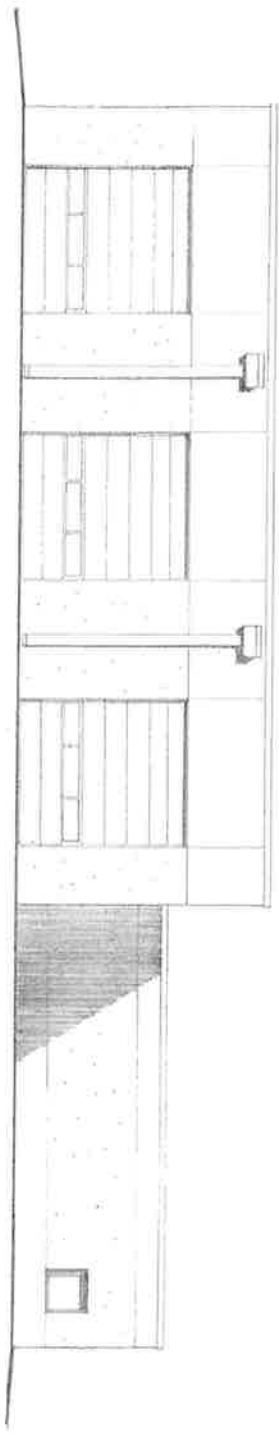
5. The acceptance or rejection of any proposal is at the sole discretion of the Seller. None of the terms of this proposal shall be binding until both parties have executed a purchase and Sale Agreement. After the close of the offering and the selection of the successful proposal a Purchase and Sale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

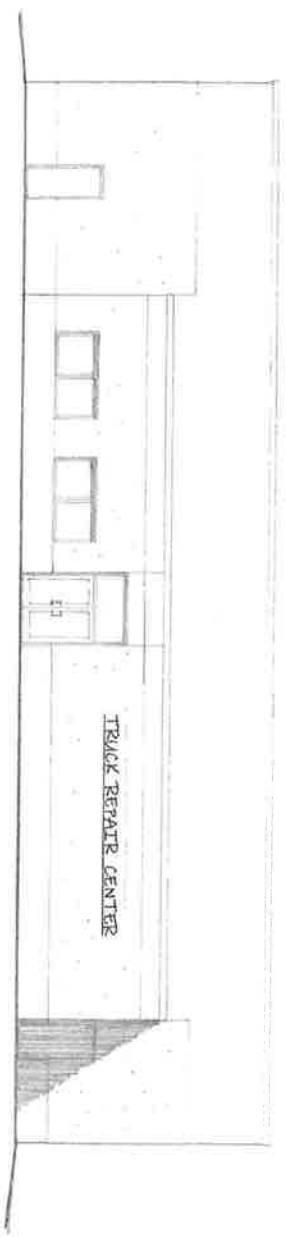
statement for) the cost of any unpaid real estate taxes prorated through the closing date; seller's own attorney's fees if any.

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.



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



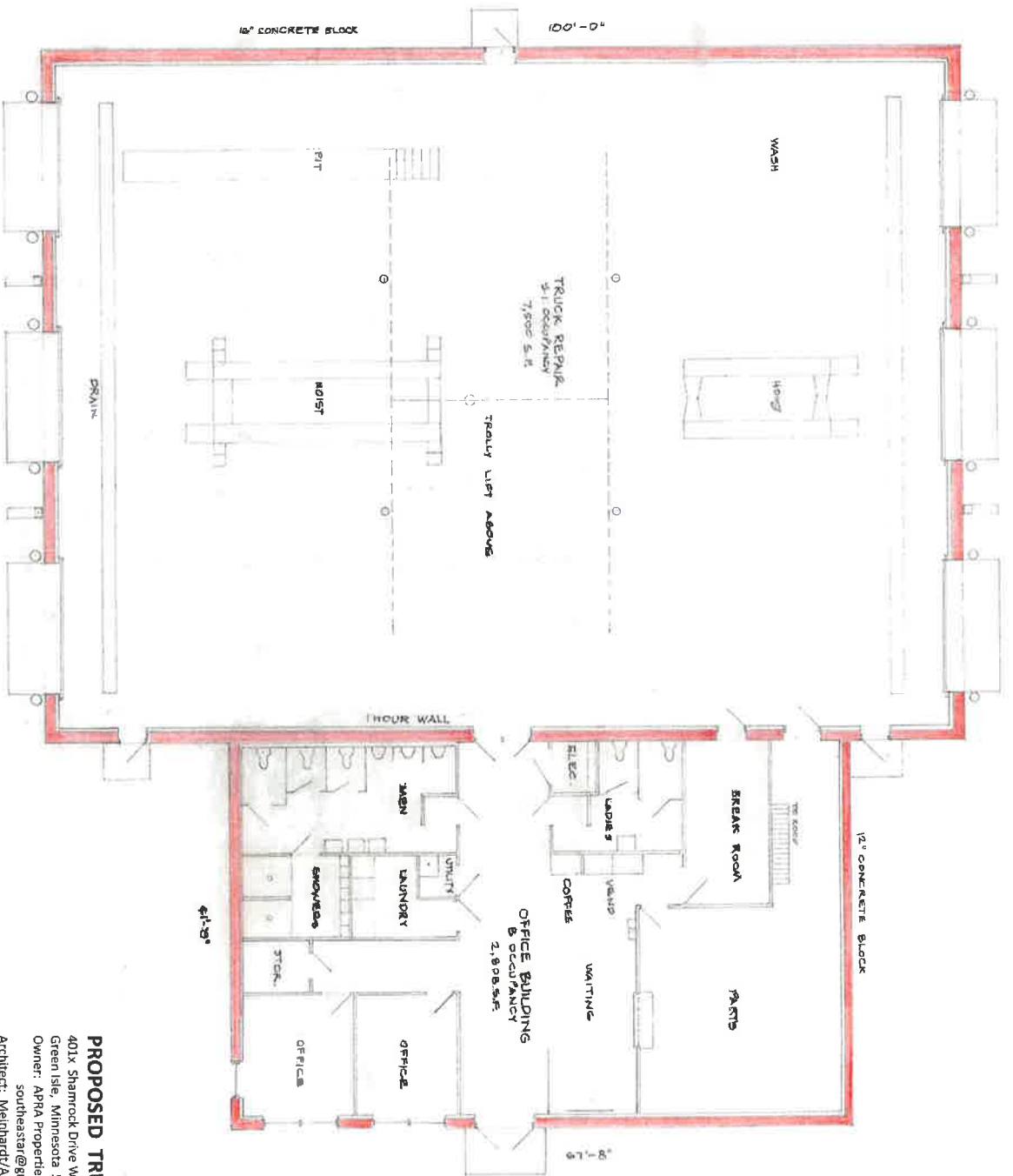
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

PROPOSED TRUCK REPAIR CENTER

401x Shamrock Drive West
 Green Isle, Minnesota 55338
 Owner: APRA Properties Auto Care
 southsestar@gmail.com
 Architect: Meinhardt/Associates/Architects
 829 Quimby Avenue NW
 Coakato, MN 55321
 612-581-5056
 Date: May 26, 2022

Drawing number

1 2



FLOOR PLAN

SCALE: 1/8" = 1'-0"

PROPOSED TRUCK REPAIR CENTER

401X Shamrock Drive West
 Green Isle, Minnesota 55338
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 southestar@gmail.com
 Architect: Weinhardt/Associates/Architects
 829 Quimby Avenue NW
 Coonap, MN 55321

Date: May 26, 2022
 612-583-5056

Drawing number

Eagle Automotive Business plan

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

\$49,900

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, and detail.

Contact Information:

Email: Eeagleautomotive@gmail.com

Phone: 8167859269, 6124780895