

## **IVANHOE ECONOMIC DEVELOPMENT AUTHORITY**

**Friday, January 5, 2024**

**7:30 AM**

The Ivanhoe EDA met in regular session on Friday, January 5, 2024 at 7:30 a.m. in the Council Chambers of the Ivanhoe Community Center.

EDA President Shad Lipinski called the meeting to order with the following members present: Dennis Klingbile, and Kyle Krier. Absent was Faith Olsen and Jason Wisniewski.

Following review, a motion was made by Kyle Krier, seconded by Dennis Klingbile and unanimously carried to approve the agenda as written.

Following review, a motion was made by Kyle Krier, seconded by Dennis Klingbile, and unanimously carried to approve the regular minutes of November 3, 2023 as written. (There were no minutes for December, 2023 due to no quorum available.)

The 2024 Assignments and Designations were discussed. Following review, a motion was made by Dennis Klingbile, seconded by Kyle Krier and unanimously carried to approve the following:

Shad Lipinski, President

Kyle Krier, Vice President

Dennis Klingbile, Treasurer

All other assignments and designations will stay the same as last year. Following discussion, a motion was made by Kyle Krier, seconded by Dennis Klingbile and unanimously carried to remove Faith Olsen and Jason Wisniewski as members of the EDA Board, due to lack of attendance. Carol will send a letter to each of them.

Following review of the bills, a motion was made by Dennis Klingbile, seconded by Kyle Krier, and unanimously carried to approve the list of bills.

New members are needed for the EDA board. There are new people in town that may be interested.

In Open Forum, Vince was present at this EDA meeting. He shared a handout that had information about the unemployment rates in the state. Lincoln County is currently at a rate of 1.7% which makes finding employees very difficult. This is a critical topic. Critical needs in the county are also housing and day care. Ivanhoe Community Foods will be shutting down their checking account. Any leftover balance will come to the EDA.

In Day Care discussion, the Superintendent of Schools at Lincoln Elementary still wants to move forward with establishing a day care center in the school. They have the space available and are looking for a private person to rent the space. The Café building may work well for a

daycare center as well. Start-up grant funds are available. \$3,000 is available to anybody wanting to add this service. This loan would be deferred after 3 years. Vince will email us information about this. This topic needs to be promoted as soon as possible.

A wind tower maintenance building will be put up north of Tom's Welding. They will lease the property from the EDA. This would start in 2025. Shad will call the contact person to get specs and discuss the Lease Agreement.

There is a party interested in the Café building. The EDA is asking \$10,000 for the building. The interested party is interested in putting a boutique in the space, and they also want to fix up the apartments upstairs. The building has a new furnace and a new roof. There are rehab funds available by the EDA. Vince will contact the interested party to discuss their business plan.

In reporting on Rotherwood Apartments, Apartment #343 needs the kitchen counter fixed. Following discussion, a motion was made by Kyle Krier, seconded by Dennis Klingbile and unanimously carried to get the counter fixed.

An Auto Body business is making plans to open in Ivanhoe. They will be renting the Mulder Clinic on Saxon street. They will be doing vehicle restorations, service, and detailing. They currently signed a 12-month lease for the building.

In advertising, the Community Club has agreed to assist with the new business directory. It was suggested that we invite Community Club members to an EDA meeting to discuss promotional ideas.

Being no other business, a motion was made by Dennis Klingbile, seconded by Kyle Krier and unanimously carried to adjourn at 8:50 a.m.

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Shad Lipinski, President

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Carol Renken, Recorder