

## **IVANHOE ECONOMIC DEVELOPMENT AUTHORITY**

**Friday, February 2, 2024**

**7:30 AM**

The Ivanhoe EDA met in regular session on Friday, February 2, 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 Dennis Klingbile, seconded by Kyle Krier 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 January 5, 2024 as written.

Following review of the bills, a motion was made by Kyle Krier, seconded by Dennis Klingbile, and unanimously carried to approve the list of bills. Shad Lipinski abstained from this vote.

In Open Forum, Vince was present at this EDA meeting to share information about potential day care projects in the area. Any Interested party would have to have a plan in place to apply for grant funding. The LECD/EDA is assisting in finding the right person. Vince shared that Lake Benton, Hendricks, and Tyler all have interest or an agreement in place. This agreement states there would be a payback of just 3%. Following discussion, a motion was made by Dennis Klingbile, seconded by Kyle Krier and unanimously carried to adopt the guidelines for daycare enhancements and to pay back the funds in thirds.

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. Shad contacted Forest Murphy and is waiting for a call back to see what is needed.

The annexation of the County Lots has been completed. In a recent city council discussion, this topic was not received well due to the cost of the engineers for the infrastructure plan. The county lots were transferred to the HRA and they have no use for it. If the EDA decides they don't want it, the land will go back to the county. An engineering firm would have to sign off on the plans before the bidding packets go out. More communication needs to happen between the EDA and the City. After getting everything in place, share with the City the most recent plot picture and surveying info from the engineers. Vince is also willing to attend a council meeting as this is a complicated process. It was suggested by Vince, to make the lots part of a TIF (Tax Increment Financing) district which would be set up by Mike Bubany of Drown & Associates.

There is still an interest in the Café Building, Vince is waiting to hear back from the interested party.

In reporting on Rotherwood Apartments, Apartment #343 has been completed and the Administrator is planning on showing the unit next week. The tenant in unit #303 is inquiring about a walk in shower being installed in her unit. This would be for safety reasons. This will be reevaluated once the SCDP grant process has been completed to see if the grant funds would cover this for her.

The annual Total Lawn Care agreement was reviewed for 2024. Following review, a motion was made by Kyle Krier, seconded by Dennis Klingbile and unanimously carried to have an agreement similar to 2023. Shad will be talking to Rick Moen about trimming, blowing out the rock areas, and cleaning up the gazebo area.

A new auto body business has recently opened in Ivanhoe. Wayne Skorbinski has opened an auto body business in the former Mulder clinic building.

In advertising, the Ivanhoe Community Club is working on the new Business Directory for the City.

Being no other business, a motion was made by Kyle Krier, seconded by Dennis Klingbile and unanimously carried to adjourn at 8:30 a.m.

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Shad Lipinski, President

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Carol Renken, Recorder