

## **IVANHOE ECONOMIC DEVELOPMENT AUTHORITY**

**Friday, March 8, 2024**

**7:30 AM**

The Ivanhoe EDA met in regular session on Friday, March 8, 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, Jeanne Bednarek

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 February 2, 2024, as written.

The Ivanhoe City Council approved new member Jeanne Bednarek. A motion was made by Dennis Klingbile, seconded by Kyle Krier and unanimously carried to approve Jeanne Bednarek as new member.

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: None

Daycare Discussion: Shad Lipinski reported that the school building is ready to go, and the EDA could offer funds thru the loan program to start up a daycare at the school. This would be a daycare assistance loan of \$3,000 forgivable loan over 3 years to start. There was discussion of advertising the opportunity, and Shad will touch base with Loy again.

Discussion on the electric company leasing the land lots. The standard EDA lease will be given to MG Electric, and they would have two leases for the time periods. Shad will contact the potential tenant for the lease.

Café: The café for sale for one dollar for the building and equipment with an approved development plan. An additional \$40,000 development grant will be available upon project completion. A motion was made by Dennis Klingbile to advertise the café for sale, seconded by Kyle Krier and unanimously carried.

Rotherwood apartments has two openings, and a standard MN lease will be used to lease the apartments. There will be an annual walk thru coming up, and check on apartment conditions, repairs needed. Travis will check the appliance conditions.

Ivanhoe foods brought \$4000 payment towards the loan to the EDA revolving loan fund, as part of the repayment for the loan.

Lots on the west side of town are currently owned by the HRA and the EDA wants Banner to quote on the 8 lots what the cost to certify and pegged parcel numbers. If the City of Ivanhoe wants to pursue development, the EDA would purchase the land, and do the project in conjunction when Banner inventories the streets for the city. EDA wants to know the cost survey of the property for water/sewer.

New Business Ideas:

A new auto body business has recently opened in Ivanhoe. Wayne Skorbinski has opened an auto body business in the former Mulder clinic building and is unable to paint in the building. He is looking for another 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 9:20 a.m.

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Shad Lipinski, President

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Dianne Beckendorf, Recorder