

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Friday, May 3, 2024

7:30 AM

The Ivanhoe EDA met in regular session on Friday, May 3, 2024, at 7:29 a.m. in the Council Chambers of the Ivanhoe Community Center.

1. Call to order: EDA President Shad Lipinski called the meeting to order.
2. Members Present: Shad Lipinski, Dennis Klingbile, and Kyle Krier, Jeanne Bednarek., Callie Velazquez, and Vince Robinson, Lincoln co HRA
- 3 Additions to the Agenda: None
4. Approval of Agenda: Following review, a motion was made by Jeanne Bednarek, seconded by Kyle Krier, and unanimously carried to approve the agenda as written.
5. Approval of Regular Meeting Minutes of April 5, 2024: Following review, a motion was made by Dennis Klingbile, seconded by Jeanne Bednarek, and unanimously carried to approve the regular minutes of Friday, April 5, 2024, as written.
6. New member: Kyle Krier made a motion to accept new member Callie Velazque, seconded by Jeannie Bednarek, and unanimously carried to approve.
7. Approve List of Bills:

EDA Payments

5/3/2024

Payments Batch 050324 EDA INV \$1,990.89

Refer7380 *Ottertail Power Company*

Cash Payment E 240-46500-380 Utility Services (GENERAL) CAFÉ
\$60.89

Invoice 041924 4/19/2024

Transaction Date5 /3 /2024 EDA Checking 10107 **Total** \$60.89

Refer7386 *Lincoln County Auditor*

Cash Payment E 240-46500-388 Real Estate Taxes 4.25 Acres Prop ID 18-0039-309 \$298.00

Invoice 051524 5/15/2024

Cash Payment E 240-46500-388 Real Estate Taxes Industiral Lot 11 blk 003 Prop Id 18-0039-010 \$126.00

Invoice 051524 5/15/2024

Cash Payment E 240-46500-388 Real Estate TaxesBlk001 Lot 1,2,3 Industiral Park 4.8 acres \$298.00

Invoice 051524 5/15/2024

Cash Payment	E 240-46500-388 Real Estate Taxes	BLK 1 NE Addition Lots 1,2,3
320 330 E RR st	\$490.00	
Invoice	051524	5/15/2024
Cash Payment	E 240-46500-388 Real Estate Taxes	401 Norman Café
\$718.00		
Invoice	051524	5/15/2024
Transaction Date	5/3/2024	EDA Checking 10107
		Total \$1,930.00

EDA Rotherwood Payments 5/3/24

Payments Batch 050324 ROTH INV		\$1,741.81
Refer	7389 <i>Ottertail Power Company</i>	
Cash Payment	E 615-41200-380 Utility Services (GENERAL)	343 apt final read
\$14.95		
Invoice	040224	4/2/2024
Transaction Date	4/29/2024 Rotherwood Checking	10106
		Total \$14.95
Refer	7390 <i>Lipinski Small Engine</i>	
Cash Payment	E 615-41200-400 Repairs & Maint Cont	key \$5.00
Invoice	327142	4/4/2024
Transaction Date	4/29/2024 Rotherwood Checking	10106
		Total \$5.00
Refer	7391 <i>MN Energy Resources</i>	
Cash Payment	E 615-41200-380 Utility Services (GENERAL)	345 Rotherwood
\$39.14		
Invoice	040724 1	4/7/2024
Cash Payment	E 615-41200-380 Utility Services (GENERAL)	343 final read
\$33.94		
Invoice	040724 1	4/7/2024
Transaction Date	4/29/2024 Rotherwood Checking	10106
		Total \$73.08
Refer	7392 <i>Ottertail Power Company</i>	
Cash Payment	E 615-41200-380 Utility Services (GENERAL)	345 Rotherwood
\$21.28		
Invoice	041924 3	4/19/2024
Transaction Date	4/29/2024 Rotherwood Checking	10106
		Total \$21.28
Refer	7393 <i>DSI</i>	
Cash Payment	E 615-41200-401 Repairs/Maint Buildings	9.5 hours 343, 305, 3/28 no notes chg 2.5 hours \$427.50
Invoice	14135	4/3/2024
Transaction Date	4/29/2024 Rotherwood Checking	10106
		Total \$427.50
Refer	7394 <i>MITCH GLADIS</i>	

Cash Payment E 615-41200-401 Repairs/Maint Buildings Paint #345 \$1,200.00

Invoice 043024 4/30/2024

Transaction Date 5/1/2024 Rotherwood Checking 10106 Total \$1,200.00

Fund Summary

10106 Rotherwood Checking

615 ROTHERWOOD FUND \$1,741.81

EDA	\$ 1,930.00
Rotherwood	\$ 1,741.81

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

7. In Open Forum:

DSI- Lisa Graphenteen-GM Housing - statewide affordable housing association to use to develop workforce housing- has resources. Statewide can apply, and there are different tiers, tier II is for local cities grants.

Infrastructure- grant that is for sewer, water, street improvements. More information developing

Old Business:

8. Daycare Discussion: EDA members Shad Lipinski, Kyle Krier, Lincoln Co HRA, Vince Robinson, and City Administrator, Dianne Beckendorf toured the Ivanhoe school with the superintendent. There is potential for 2 daycare providers to be in the space available. The EDA can assist with marketing, resources for renovation of the areas, promote the facility and invest in startup costs. The superintendent was going to contact the fire marshal. Shad will contact a contractor, plumber, electrician. Childcare aware could be contacted for more information and licensing requirements. The EDA could offer funds through 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. Shad will contact a plumber, electricians and contractor to look at the building and layout. Childcare Aware can be contacted to learn more about the licensing of daycares.

*Hendricks Elevator: Have current lease of the land through August 15, 2024. The Hendricks Elevator plan to purchase the property and plan to put a scale and shack on the property in 2024, and eventually build an elevator on the land. The lots to be purchased are 2,3,10, 11, at \$25,000 with TIF district development.

Skorbinski Customs: Purchased 2 buildings on corner lot on RR street. Requesting tax assistance and purchase agreement.

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. The purchaser must have a business plan, and the cafe would have to be developed within 1 year of purchase. There was discussion on a pause or tax break for the potential buyer. There have been interested parties, waiting for business plans to be submitted.

Lots on the west side of town are currently owned by the HRA and the EDA wants Banner engineering to give a 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 when Banner inventories the streets for the city. EDA wants to know the cost survey of the property for water/sewer. The EDA would purchase the land and a housing project could be developed on the property. EDA members suggested contacting Bolton & Menk, DRG from Rock Valley IA, and Bolick out of Willmar as other engineering firms.

Advertising: Looking for ideas on how to advertise what is on main street Ivanhoe.

New Business: None

Other Business: The Ivanhoe Community Club is planning the Polish Days events and are looking for volunteers as well as they are looking for sponsors for the signs at the ball field, that includes advertising, and updates.

Being no further business, a motion was made by Jeanne Bednarek, seconded by Kyle Krier, and unanimously carried to adjourn at 9:16 a.m.

Shad Lipinski, President

Dianne Beckendorf, Recorder