

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, May 7, 2025

Time: 7:30 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

President Kyle Krier called the regular meeting of the Ivanhoe Economic Development Authority to order at 7:30 AM.

Upon Roll call, the following members were present: Kyle Krier, Shad Lipinski, Jeanne Bednarek, Nancy Jerzak, Rob Hopper via phone.

Others Present: Dianne Beckendorf, City Administrator, Vince Robinson, LCHRA

Additions to the Agenda: None

Approval of Agenda:

Following review, a motion was made by Jeanne Bednarek, seconded by Shad Lipinski, and unanimously carried out to approve the agenda as written.

Approval of April 2nd Meeting Minutes:

A motion was made by Shad Lipinski, seconded by Jeanne Bednarek, to approve the April 2, 2025, meeting minutes, and unanimously carried out.

Approval of List of Bills

Rotherwood: (See attached payment batch) \$7,509.87

EDA (See attached payment batch) \$3,062.56

Following review of the bills, a motion was made by Rob Hopper, seconded by Jeanne Bednarek, and unanimously carried to approve the list of bills. Shad Lipinski abstained.

Approval of March 2025 Financials

Following review of March 2025 Financials a motion was made by Rob Hopper, seconded by Shad Lipinski to approve the financials, and unanimously carried out.

Open Forum: None

Rotherwood Apartments:

- a. Cost estimate for two bags of salt and furnace filters \$33.00
The EDA discussed salt and furnace filter maintenance. The EDA will offer the service to tenants for a furnace filter, and two bags of salt at a cost of \$50 per time.
- b. Applicants – The applicants were reviewed by the EDA board. The city administrator will contact the applicants.

Old Business:

- a. Daycare:
*Marketing statement (Vince) – The EDA would like to start advertising for a daycare provider and add that there is \$3,000 daycare enhancement available to help with startup.

- b. Café: The owner Robert Coleman is working to rebuild the building after the fire in April.
- c. Westside Development: The EDA intends to request that the City of Ivanhoe apply for the Greater Minnesota Housing Infrastructure Grant Program. If the city receives the grant, the EDA will move forward with advertising the properties, putting the plat on a board. The EDA requested that the city administrator contact KaLea Swenson to come to an EDA meeting and discuss the marketing of the property.
The group also discussed requesting Bolten & Menk to do a cost share with the EDA for advertising, and marketing of the development.

New Business:

Future discussion, on having a planning meeting for growth on main street and business growth in our community. Ideas generated were a boutique, chiropractor, vet clinic, massage, plumber/heating provider, and electrician.

Other Business:

- a. Greater MN Housing Infrastructure Grant Program Application, the city can apply for this grant to assist with Westside Development.

A motion was made by Jeanne Bednarek, seconded by Nancy Jerzak to engage DSI of a cost up to \$3,000 to pursue the grant and request the City of Ivanhoe to take action to pledge a TIF bond for the cost share of \$300,000 to support the development. The motion carried unanimously.

The cost of DSI applying for the grant will be paid for by the EDA.


- b. Rental Rehab Loan Program- The board discussed the Revolving Loan Grant and would be focusing on shingling, window, and door replacement.

The Ivanhoe Community Business Directory – We will email potential business if they want to advertising sponsorship of \$75. See Western Printing price quote for booklet.

Being no further business, a motion was made by Shad Lipinski, seconded by Jeanne Bednarek, and unanimously carried to adjourn at 8:55 am.



Kyle Krier, President



Dianne Beckendorf, Recorder