

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, July 2, 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; Absent: Rob Hopper

Others Present: Dianne Beckendorf, City Administrator, Amber Sheehan, Stephanie Griffin

Additions to the Agenda: None

Approval of Agenda:

Following review, a motion was made by Jeannie Bednarek seconded by Nancy Jerzak and unanimously carried to approve the agenda as written.

Approval of June 4, 2025, Meeting Minutes:

A motion was made by Shad Lipinski, seconded by Nancy Jerzak, and unanimously carried out.

Approval of List of Bills

Rotherwood: \$11,008.64

EDA \$ 0

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

Approval of May 2025 Financials

Following review of May 2025 Financials, a motion was made by Shad Lipinski, seconded by Jeannie Bednarek, to approve the financials, and unanimously carried out.

Open Forum: None

Rotherwood Apartments:

a. One apartment is open, and one being rented this week. Advertising for the opening but needs paint and will follow up to see about getting carpet cleaned.

Old Business:

- a. Daycare: Kyle Krier reported that he attended the Ivanhoe School Board meeting to discuss the daycare. The area is move in ready and there is an area for a playroom and bathroom. The school is supportive and wants to move ahead with establishing a daycare. They were going to check into the lunch program availability for the daycare children to participate in. The biggest need is to recruit a provider. The EDA will continue to share flyers to recruit a provider. There is a previous provider that is willing to mentor a new provider.

- b. Café: The roof is leaking on the west side of the building. Robert Coleman requested an extension to establishing a business within 1 year of purchase.
Nancy Jerzak made a motion to extend the purchase agreement for three additional months, (October 2025), seconded by Jeanne Bednarek, and unanimously carried.
- c. Westside Development: Kalea Swenson was present to discuss the marketing of the westside development. The final plan was shared with Kalea in advance of the meeting. Kalea shared that Hendricks is selling lots for \$30,000 as well as Balaton and Minneota. Kalea would ask for a flat rate of \$2,500 plus she would give an incentive of \$1,000 referral to others that bring a buyer.
 - *Would prepare a graphic display of the lots to post on the edge of town displaying the plots.
 - *The city can consider incentives, tax abatement, and do promotions via videos of the town
 - *Kalea will contact Western Printing for the signs, and the goal is to have them ready for Polish Days to be displayed.
 - *Dianne will check with Bolton & Menk to see if they will sponsor the signs.

New Business:

- a. Oooh Shiny LLC: Request for an EDA loan:
Eoh Shiny LLC will be opening a consignment/vendor shop on Norman Street. A request for a \$3,000 loan to start up their business. The shop will have 15 or more vendors and be 90% consignment, as well as offering classes.

Shad Lipinski made a motion to approve a \$3,000 loan at 3% interest with the first payment due on October 1, 2025, seconded by Jeannie Bednarek, Kyle Krier, Jeannie Bednarek, Shad Lipinski voting in favor, and Nancy Jerzak abstaining.

The city administrator will develop a loan agreement and amortization schedule to prepare.

- b. Growth on Main Street- no further discussion
- c. Budget planning in August- the EDA board does not feel the need for budget planning.

Other Business:

- a. The Ivanhoe Community Business Directory – Dianne will work with Emma to get the link to her website for selling the ads.

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



Kyle Krier, President



Dianne Beckendorf, Recorder