

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Friday, January 10, 2025

Time: 7:30 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

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

Upon Roll call, the following members were present: Shad Lipinski, Jeanne Bednarek, Kyle Krier

Others Present: Dianne Beckendorf, City Administrator/Secretary

Additions to the Agenda: Add H. Skorbinski Customs

Approval of Agenda: Following review a motion was made by Kyle Krier, seconded by Jeanne Bednarek, and unanimously carried to approve the agenda as written.

Motion was made by Kyle Krier, seconded by Jeanne Bednarek, and unanimously carried to approve the regular minutes of December 6, 2024.

Approval of List of Bills

Rotherwood: (See attached payment batch) \$2,259.21

EDA (See attached payment batch) \$300.00

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

Open Forum: None

Rotherwood Apartments:

Apollo water will be contacted to do water softener assessments and report back to EDA.

After discussion on the current rent amount, Kyle Krier made a motion to increase Rotherwood Rent beginning March 1, 2025, to \$770.00 seconded by Jeanne Bednarek and unanimously carried.

Old Business:

A. Daycare Discussion:

The school will provide security locks and \$5,000.

The EDA will meet with contractors and gather bids for the renovation. The school will remove the equipment and cabinets in the area.

Kyle Krier made a motion for approval to seek bids for the daycare, seconded by Jeanne Bednarek and unanimously approved.

B. Hendricks Elevator: Sale is complete and will be contacted for payment of purchase.

C. Café: Is in progress. No updates

D. Westside Development: The development was discussed and the EDA board clarified that the lots would remain the same as drawn, 4 lots will be developed, and there can be a stub at the end of the lots. 24' wide street (like Rebecca Street) and the lots will have their own grinder stations. Will contact Bolton and Menk with the updates.

E. Lot 7 of RR Street – Purchase is completed.

F. Ivanhoe Pharmacy: May be looking for another location but waiting at this time.

G. Auto Parts store: Ag Plus has the parts store for sale. There are some interested parties, the price is \$250,000.

H. Skorbinski Customs: Wayne presented his business plan including the cost to remodel the building, and contractor work needed.

Kyle Krier made a motion, seconded by Jeanne Bednarek to approve a \$10,000 loan to Skorbinski Customs after final submission of the business plan including costs, location address, at 3% interest rate with the 1st payment being due July 1, 2025.

Advertising: No discussion

New Business:

2025 Appointments and Designations: A motion was made by Kyle Krier, seconded by Jeanne Bednarek to Adopt the 2025 Appointments and Designations, and unanimously carried.

Other Business: None

The Ivanhoe Community Business Directory – no discussion

Being no further business, a motion was made by Jeanne Bednarek seconded by Kyle Krier and unanimously carried to adjourn at 8:58 AM.



Shad Lipinski, President



Dianne Beckendorf, Recorder