

# IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

## Regular Session

Date: Friday, October 4, 2024

Time: 7:30 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

President Shad Lipinski call the regular meeting of the Ivanhoe Economic Development Authority to order at 7:29 AM.

Upon Roll call, the following members were present: Shad Lipinski, Dennis Klingbile, Jeanne Bednarek, Callie Velazquez, absent, Kyle Krier

Others Present: Robert Coleman, Vince Robinson

Additions to the Agenda: None

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

Motion was made by Jeanne Bednarek, seconded by Dennis Klingbile, and unanimously carried to approve the regular minutes of September 6, 2024.

### Approval of List of Bills

Vendor Name	AMT	Invoice	Comment	Claim #
QUARNSTROM & DOERING, PA QUARNSTROM & DOERING, PA	705.00	88281	ELEV PA, DOC PA ELEV, RESOL CAFÉ	8805
QUARNSTROM & DOERING, PA	150.00	88283	HENDRICKS ELEV	8806
QUARNSTROM & DOERING, PA	60.00	88281	HENDICKS ELEV TIF	8822
Lincoln Co Recorder	46.00	090324	RECORD RESOLUTION CAFÉ AT COUNTY	8807
	<b>961.00</b>	<b>EDA</b>		

Ivanhoe Electric	\$152.60	5134	LIGHT REPLACEMENT 322	8809
Lipinski Small Engine	\$38.00	3325264	326 LT BULBS	8810
(61.07)	\$23.07	3325264	WOOD FILL, SPACKLING, PUTTY KNIFE	
Lipinski Small Engine	\$82.02	333656	AIR FILTER, LT BULB FLOOR VENTS, SCREEN, SOFTNER SALT	8811
Lipinski Small Engine	\$10.99	333657	INTERIOR WOOD FILL	8812
	\$24.98	333763	SCREEN, LT BULBS	
Lipinski Small Engine	\$360.19	333769	329 PAINT, DRIP PANS	8814
Lipinski Small Engine	\$301.87	333774	326 PAINT PRIMER DRIP PAN LT BULB ACOUSTIC REPAIR	8815
Lipinski Small Engine	\$40.06	333791	349 AIR FILTER, SOFT SALT (3)	8816
MITCH GLADIS	\$1,300.00	10124	349 SUPPLIES LABOR PAINTING	8817
(2550.00)	\$1,250.00	10124	326 SUPPLIES LABOR PAINTING	
Ottertail Power Company	\$24.48	9 20 24	349 UTIL	8818

WERKMAN MECHANICAL, LLC	\$75.00	92424	NO AC UNIT 305	8819
Ivanhoe Supermarket	22.46	9624	Soap, Tilex, 9-volt, oven cleaner	8823
City of Ivanhoe	582.97	0001	9.27.24 Payroll Due to General for Rotherwd Work	8824
Rotherwood		\$ 4,288.69		

Following review of the bills, a motion was made by Dennis Klingbile, seconded by Jeanne Bednarek, and unanimously carried to approve the list of bills.

Open Forum: None

Rotherwood Apartments

349 is ready to rent - Dianne will contact the renters for the move in date in November.

326 RR is open- has some repairs needed yet- will be advertising.

Dennis Klingbile made a motion for Mitch Gladis to repair the crack in the ceiling, seconded by Callie Velazquez, and unanimously approved.

\*Semiannual inspections will be scheduled by the City Janitor

\*Check with Mark G about installing exhaust fans in the bathrooms since the air exchangers are no longer working in some of the units. – Mark will work on a quote to replace with exhaust fans.

\*343 Window- The frame to the window in the front is no longer there. Mark will put in plexiglass at this time for repair.

\*SCDP Grant was awarded. DSI is working on the environmental assessment and will submit. The grant awards up to \$12,500 per unit.

Old Business:

A. Daycare Discussion: Follow up with contractors for project estimates. Vince will get back to the EDA after he attends a meeting today about childcare grant that is available. EDA does need project estimates in order to get in on the grant. DSI is working on a drawing, and there are two providers interested in the opportunity. The school would be the applicant on the grant application.

B. Hendricks Elevator:

Will set up a time to sign the purchase agreement.

MJ Electric sent an email asking about the condition of the property when they left. There is still property on the lot. Dianne will contact MJ Electric about their property.

C. Café: Robert Coleman was present at the meeting and requested \$15,000 in funding. Robert shared that he is getting the project work done, and the building needs new electrical wiring. The front of the building will be done and begin stucco work and paint this coming weekend. He stated he will start with opening the laundromat. New windows will be installed, and the apartments will have new wiring, and heating units throughout the building. The health inspector was there this past week. He requested funds for the heaters.

Dennis Klingbile made a motion to issue a check the \$15,000 in funds against the \$40,000 purchase agreement funds to Robert Coleman to purchase the heaters, Jeanne Bednarek seconded as long as any wages paid with the funds is for contractor work, and unanimously passed.

#### D. Westside Development

##### Bolton & Menk- PER-

Dennis Klingbile made a motion to approve the layout, and for Bolton and Menk to give preliminary costs for both 3a (includes lift station) and 3b (includes individual grinder pumps) options on the preliminary costs and unanimously carried.

The EDA discussed that once the layout is completed, they would like to have a sign posted with the drawings of the lots to display.

E. Lot 7 of RR Street – The EDA reviewed the drawings submitted to the EDA for review as well as the business plan. The lot still needs the easement marked before final plans can be made. Jim, Public Works director, will stake out the easement on the lot. the purchase price for the lot is \$4,412.52. Dianne will contact. them to see if they plan to build before winter.

Jeanne Bednarek made a motion to accept the drawing and business plan, seconded by Dennis Klingbile.

##### Advertising:

Discussed featuring city businesses on social media and getting local businesses involved in promoting the city.

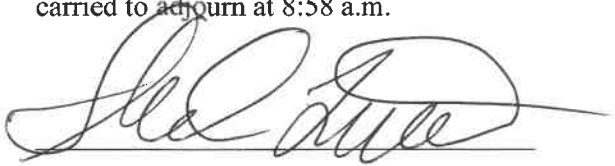
##### New Business:

\*Callie stated that this would be her last EDA meeting as a member.

##### Other Business:

The Ivanhoe Community Business Directory - Callie has been working on the directory and will send Dianne what she has developed. The EDA discussed checking with the Ivanhoe Community Club to see if they would be willing to work on the directory, or if someone on the committee would be interested in helping.

Being no further business, a motion was made by Jeanne Bednarek seconded by Dennis Klingbile and unanimously carried to adjourn at 8:58 a.m.



Shad Lipinski, President



Dianne Beckendorf, Recorder

