

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session

Date: Friday, June 7, 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 7:30am

Upon Roll call, the following members were present: Shad Lipinski, Dennis Klingbile, Jeanne Bednarek, Callie Velazquez, and Vince Robinson, Lincoln co HRA

The following staff members were absent: Kyle Krier

Additions to the Agenda: None

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

Motion was made by Dennis Klingbile, seconded by Jeanne Bednarek, and unanimously carried to approve the regular minutes of the May 3, 2024.

Motion was made by Dennis Klingbile, seconded by Jeanne Bednarek, and unanimously carried to approve the special meeting minutes of the May 22, 2024.

Public Hearing: The EDA held a public hearing to consider the resolution of the sale of real property of Lots 1, 2 of Block 2 of Railroad Street Development to Wayne Skorbinski for business development. President Lipinski opened the public hearing at 7:45am. No one appeared and the hearing.

A motion was made to close the public hearing by Dennis Klingbile, seconded by Jeanne Bednarek and unanimously carried.

Audit Claims :

EDA Payments

6/7/2024

Check # Check Date Vendor Name Amount Invoice Comment

10107 EDA Checking

2688 06/05/24 Ivanhoe Times - Advertising \$42.00

PUBLIC HEARING NOTICE

2689 06/05/24 Ottetail Power Company

E 240-46500-380 Utility Services (4/12-5/16/24) \$65.58

EDA Checking \$107.58

EDA Rotherwood Payments

6/7/24

Payments Batch 6.7.24 Rotherwood \$5,030.75

Patzers Hardware Hank - Repairs & Maint Cont (G 18 CU FT Amana Fridge Top Freeze # 326 \$959.99

Invoice 93229 5/9/2024

WERKMAN MECHANICAL, LLC

Repair/Maint Supply (G Flammable vapor sensor on ac \$67.89 Invoice 6124 6/1/2024

Ottetail Power Company

Utility Services (GENER 345 \$24.28 Invoice 52124 5/21/2024

Ivanhoe Electric

Building Repair Supplies 3 way light switch 343 \$82.20 Invoice 4941 5/9/2024

MN Energy Resources Utility Services (GENER 345 \$9.47

Invoice 5025313304 5/11/2024

WERKMAN MECHANICAL, LLC

Repair/Maint Supply (G 40 gal short w heater 326 \$2,233.33 Invoice 51324 5/13/2024

MN Energy Resources Utility Services (GENER 301 n cty rd 5 \$4.02

Invoice 5015831821 5/4/2024

Ottertail Power Company Utility Services (GENER 301 co hwy 5 \$22.37 Invoice 050724 5/7/2024

DSI Professional Srvs (GEN Travis- Maint 345, 343 \$175.20 Invoice 14167 5/2/2024

GAWARECKI CONSTRUCTION Repair/Maint Supply (G 301 cabinet replace, mold remov new cabinet \$1,284.00

Invoice 961 5/1/2024

GAWARECKI CONSTRUCTION Repair/Maint Supply (G new bottom sink in 343 \$168.00

60 5/1/2024

Checks to be Generated by the Computer \$5,030.75

Total \$5,030.75

Fund Summary

10106 Rotherwood Checking

615 ROTHERWOOD FUND \$5,030.75

\$5,030.75

EDA	\$107.58
Rotherwood	\$ 5,030.75

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. Shad Lipinski abstained from this vote.

Open Forum: None

Rotherwood Apartments: Check with Devlon if rebate for water heater installed

Old Business:

*Daycare Discussion: Shad met with Loy, Ivanhoe school Superintendent, and contractors to look at the school area for development of a daycare. There is the possibility for two daycares to operate in the space available. The contractors will make a proposal of cost estimates, Loy will check with Fire Marshall, and once information is gathered the EDA would begin to advertise for interested daycare providers before they would make an investment.

*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. A formal development plan includes a floor plan, blueprint, and approval from the city attorney and City of Ivanhoe zoning and ordinance for approval. The development agreement would be signed by both parties. The development agreement would include that the property could not be assigned to another person without the written consent of the EDA

Jeanne Bednarek made a motion to approve the sale of Lots 2,3,10,11 for \$25,000 to the Hendricks Elevator with the approval of the City Attorney a development plan, and with zoning and permits approved by the City of Ivanhoe, seconded by Callie Velazquez and unanimously carried.

*Skorbinski Customs: Would like to purchase Lots 1,2 of Block 2 of the Railroad Addition. A 40 x 80' building with stud walls, in 2 tone steel (white or grey) to match the roof and would like to begin before winter. A formal development plan includes a floor plan, blueprint, and approval from the city attorney and City of Ivanhoe zoning and ordinance for approval. The development agreement would be signed by both parties. The development agreement would include that the property could not be assigned to another person without the written consent of the EDA.

Dennis Klingbile made a motion was made to approve the sale of Lots 1,2 of Block 2 of Railroad addition to Wayne Skorbinski with the approval of the City Attorney a development plan, and with zoning and permits approved by the City of Ivanhoe, seconded by Callie Velazquez and unanimously carried.

*Cafe: Robert Coleman of Arlington, SD has presented a business plan, which would include laundry facilities, apartments, and possible food establishment. The EDA discussed the \$40,000 (forgivable loan for 5 years with specifics to be developed. The loan funds would be available for reimbursement by invoice only, could not be used for labor, can be used for materials, are subject to inspection, and is not assignable without written consent of EDA. The property could not be sold. The development agreement would be signed by both parties with the approval of the City Attorney to enter into an agreement of sale.

*Lots on the west side of town: Shad contacted James Carr regarding development of the properties (housing). The city is working to find an engineering company to give estimates on developing the land.

Advertising: The Ivanhoe Community Club is working on getting signs purchased by business for out at Gislason Field for \$250 each.

New Business: None

Other Business: None

Being no further business, a motion was made by Dennis Klingbile, seconded by Jeanne Bednarek, and unanimously carried to adjourn at 9:06 a.m.



Shad Lipinski, President



Dianne Beckendorf, Recorder

