

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, June 4, 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 absent.

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

Additions to the Agenda:

Approval of Agenda:

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

Approval of May 7th Meeting Minutes:

A motion was made by Shad Lipinski, seconded by Jeanne Bednarek, and unanimously carried out.

Approval of List of Bills

Rotherwood: \$ 102.98

EDA \$ 225.00

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

Approval of April 2025 Financials

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

Open Forum: None

Rotherwood Apartments:

a. FMV rent is needed for 51% of tenants at Rotherwood Apartments to meet SCDP loan requirements. This will be the requirement for the loan term of five years. The FMV is \$714 a month, and eight tenants will need to be at the FMV for rent. The FMV is adjusted annually.

Old Business:

- a. Daycare: Plan is to share on social media; share with community members to get more information that a licensed daycare provider is needed to get the daycare started. Kyle will plan to attend the next school board meeting to get an update on where the school is, with the remodeling, and support of the daycare.
- b. Café: A new roof is being put on where the fire took place.
- c. Westside Development: DSI is working on completing the grant application.

*Dianne contacted Kalea Swenson, local realtor, to come and give ideas about marketing the lots. She will attend an EDA meeting to discuss her ideas with the EDA. She was sent the plots to review.

New Business:

Growth on Main Street: The Mulder building is for rent, and the Tax building is for sale. The VFW will be meeting to discuss their plans. They are looking at downsizing.

Proposed Data center near Toronto: Keep this development on the radar. It has the potential to employ 200 people.

Discussed there will be wind towers developed in the areas of Arco, Tyler, and the need for housing, temporary housing, and they will build a maintenance shop.

Other Business:

- a. Greater MN Housing Infrastructure Grant Program - DSI is finishing the grant application.
- b. Rental Rehab Loan Program- Applications are in process with DSI.

The Ivanhoe Community Business Directory – Emma is working on; Dianne will contact her to get the business ads started.

Being no further business, a motion was made by Jeanne Bednarek seconded by Nancy Jerzak and unanimously carried to adjourn at 8:25 am.



Kyle Krier, President



Dianne Beckendorf, Recorder