

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session

Date: Friday, July 12, 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 7:35am

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

Additions to the Agenda: None

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 Dennis Klingbile, seconded by Jeanne Bednarek, and unanimously carried to approve the regular minutes of the July 7, 2024.

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

EDA President opened the Public Hearing at 7:45am. No one was in attendance.

Public Hearing: Proposed sale of Lot-001 Blk-002 of Norman Street Original Plat to City of Ivanhoe, County of Lincoln, State of Minnesota

Kyle Krier made a motion to close the Public Hearing, seconded by Dennis Klingbile and unanimously carried.

Approval of List of Bills

Vendor Name	AMT	Invoice	Comment	Claim #
DSI	\$87.60	14203	343 window, 345 rep toilet seat, sink aerator leaks	7780
MN Energy Resources	\$4.02	5049069740	301 N CT 5	7992
MN Energy Resources	\$6.01	5062317482	345 E ROTHERWOOD FINAL READ	7993
WERKMAN MECHANICAL, LLC	\$75.00	062124	AC AT 320 RR ST	7994
RUSS APPLIANCE REPAIR LLC	\$85.00	363115	305 oven door lock broke- unable get parts	8073
Albert Thompson Lumber & Const	\$39.30	032131	303 window glass replacement	8074
DSI	\$331.64	14232	June maintenance man wage/travel	8075
DSI	\$85.09	14135 2	MILEAGE FOR 3/24 (not yet pd)	8076
	\$713.66	ROTHERWOOD		
Ottertail Power Company	\$63.38	062024	CAFÉ	7996

QUARNSTROM & DOERING, PA	\$600.00	87452	Purch Redev Agreement Café'	8071
	\$663.38	EDA		
EDA		\$ 663.38		
Rotherwood		\$713.66		

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

Open Forum: None

Rotherwood Apartments

*One opening September 1st, making calls on the waiting list

Old Business:

A. Daycare Discussion: Follow up with contractors for project estimates.

-Pavek estimate for school -Werkman -

B. Hendricks Elevator:

-Development Plan – Purchase Agreement – Has been sent to Mike Cable, City Attorney to write up

Café: Sale

Motion was made by Dennis Klingbile, seconded by Kyle Krier to adopt a resolution 2024-1 authorizing the sale of real property Café' and unanimously carried.

LOT-001 BLK-002 of NORMAN Street Original Plat to the City of Ivanhoe, County of Lincoln, State of Minnesota pursuant to Minnesota Statutes, Section 469.105 Subd. 2. for business development.

D. Skorbinski Customs: Development Plan – Purchase Agreement

*Currently seeking finances to build

E. Lots on the west side of town – Follow up developer- Carr Properties

Bolten and Menk proposed a Preliminary Engineering Report for the West Side Subdivision to the City for the development of the infrastructure.

Kyle Krier made a motion to authorize Bolton & Menk to develop the Preliminary Engineering Report (PER) for the West Side Subdivision in the City of Ivanhoe with the estimated fee between \$4,000-\$6,000, seconded by Jeanne Bednarek, and unanimously carried out.

Advertising: Looking for ideas on how to advertise what is on main street Ivanhoe.

Discussion on digital sign to use to advertise the City of Ivanhoe. Vince shared that Stein Sign Display is a vendor that put one up in Hendricks. The number of 605-886-4616

New Business:

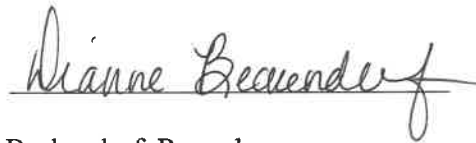
The Farmer's Market on Wednesday evenings sponsored by the Community Club had the first one and it went over very well and they plan to have a food truck at the events.

Other Business: The Ivanhoe Community Business Directory was discussed. Could look for someone to develop and update the program. Can reach out to Karen Lichtsinn at 952-607-7002 she did the one in Lake Benton.

Being no further business, a motion was made by Dennis Klingbile, seconded by Jeanne Bednarek, and unanimously carried to adjourn at 8:38 a.m.



Shad Lipinski, President



Dianne Beckendorf, Recorder

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Public Hearing

Date: Friday, July 12, 2024

Time: 7:45 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

AGENDA ITEMS

1. Public Hearing for the sale of real property of Lot-001 Blk-002 of Norman Street (401 Norman Street) Original Plat to City of Ivanhoe, County of Lincoln, State of Minnesota.

Ivanhoe Economic Development Authority (EDA) President Shad Lipinski opened the meeting at 7:45 a.m. The purpose of this hearing is the sale of Lot-001 Blk-002 of Norman Street Original Plat to City of Ivanhoe, County of Lincoln, State of Minnesota, the Cafe. The buyer is Robert Coleman, with a purchase price of \$1. The intended use to redevelop the property for us as determined by Developer. The purchase price in the amount of \$1.00. Contingent on Developer shall have performed all the obligations required to be performed by Developer under the purchase agreement as the Closing Date; and the IEDA shall have approved the sale of the Property to the Developer after public hearing and upon satisfaction of all other conditions required by State law. IEDA will provide up to \$40,000 to be utilized by Developer to purchase material for the repair of the building on the property. The monies will be utilized for only material and are not to be used for labor costs. The monies from the IEDA will be made available to Developer after proper receipts and documentation as provided by the EDA for said materials for the repair of the building and the IEDA has inspected and approved the repair of the building. The Developer shall have the repairs to the building completed within four years of the Closing Date. The development will need to have an "Operating Business" in the building with in 1 year. There is a motion to approve a resolution if the EDA enters into the agreement. The parcel is owned by IEDA. Lipinski opened the hearing for public comment at 7:45 a.m.

2. Review and adopt resolution confirming the sale of property of Lot-001 (1) Blk Two-(2) of Norman Street Original Plat to City of Ivanhoe, County of Lincoln, State of Minnesota.

CERTIFICATE OF RESOLUTION AUTHORIZING
SALE OF PROPERTY TO Robert Coleman
Resolution 2024-1

WHEREAS, the Ivanhoe Economic Development Authority met in regular session on July 12, 2024, and

WHEREAS, the Ivanhoe Economic Development Authority held a public hearing for the

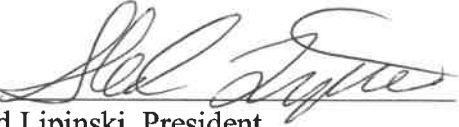
sale of Lot One (1) Block Two (2) of Norman Street (401 Norman Street) of the City of Ivanhoe, County of Lincoln, State of Minnesota to Robert Coleman for One Dollar (\$1.00) so long as Robert Coleman signs the Purchase and Redevelopment Agreement which has been duly noticed at the public hearing.

NOW, THEREFORE, upon a motion by Dennis Klingbile, seconded by Kyle Krier, and duly passed the following Resolution approved: the Ivanhoe Economic Development Authority certifies that on

That the Ivanhoe Economic Development Authority is authorized to enter into the Purchase and Redevelopment Agreement with Robert Coleman and convey Lot One (1), Block Two (2) of the City of Ivanhoe, County of Lincoln, State of Minnesota, to Robert Coleman in accordance with said Purchase and Redevelopment Agreement.

July 12, 2024

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

BY: 
Shad Lipinski, President

Attest:



Dianne Beckendorf

