

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Friday, December 6, 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 7:31 AM.

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

Others Present: Vince Robinson

Additions to the Agenda: None

Approval of Agenda: Following review a motion was made by Jeanne Bednarek, seconded by Kyle Krier, 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 November 1, 2024.

Approval of List of Bills

Rotherwood: (See attached payment batch) \$1,052.91.

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, Shad Lipinski abstained.

Open Forum:

Public Hearing:

1. Public Hearing: The EDA held a public hearing to Consider the resolution of the sale of real property considering the sale of Lot 7 of Block 2 of Railroad Street Development an Original Plat to the City of Ivanhoe, County of Lincoln, State of Minnesota

Kyle Krier made a motion to open the Public Hearing, seconded by Jeanne Bednarek

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.

Rotherwood Apartments:

*Semiannual inspections in progress

*Shad shared that he has taken pictures of damage and repairs needed such as the steel on the garage doors, the troughs.

* Price Quote from Apollo Water for new water softeners (needed in 343, 345) was reviewed and discussed. After further discussion, the EDA would like Apollo water to come and assess the condition of all the water heaters in the apartments.

A call was made to Troy at Apollo Water. There is a \$2,800, 20 year (can own or rent) single tank, digital model with a 5-year warranty, mft/parts. A Kinetico- 10-year warranty \$1,800 a unit. Troy will come and test each of the water softeners and then get back to the EDA with the results.

Old Business:

A. Daycare Discussion: Need to get two quotes, the drawing from Vince. Matt Pavek gave a quote, and EDA would like it requested. Loy at the Ivanhoe School has been in contact with the interested provider.

B. Hendricks Elevator: Set up a time to sign and purchase before the end of year.

C. Café: Progress in the building has slowed.

D. Westside Development: EDA would like the City Administrator to contact Bolton and Menk about the project. It will be four lots, narrow streets, no cul-de-sac, or pond. Ask them to redraw for the final of four lots, with a dead-end, minimal requirements as well as grinder stations for each lot.

Vince shared that MN Housing is offering some residential infrastructure housing, and financing. Could look at the TIF district with the Elevator in the future.

E. Lot 7 of RR Street – Bill Chirp

They do not plan to build on the property before next spring. The cost of the lot remains at \$4,412.52.

Jeanne Bednarek made a motion to approve the sale of Lot 7 of Block 2 on Railroad Street for \$4,412.52 to the William T. and Peggy K. Chirp-Rasmussen, Trustees of the William T. Chirp Revocable Trust with the approval of the City Attorney a development plan, and with approval by the City of Ivanhoe, seconded by Kyle Krier and unanimously carried.

F. Ivanhoe Pharmacy: is looking for a possible new location downtown.

Advertising: No discussion at this meeting.

New Business:

There was a discussion that the community could benefit from a plumber that does heating and thinking of building if there was a business to come to town.

Callie Velazquez Cruz resignation

Kyle Krier made a motion to accept Callie Velazquez Cruz resignation, seconded by Dennis Klingbile and unanimously carried.

Other Business:

The Ivanhoe Community Business Directory – working on finding someone who may be interested in developing the directory.

The city open house night went well. The Ivanhoe Community Club put on the event.

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