

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, February 5, 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, Rob Hopper Absent: Nancy Jerzak

Others Present: Dianne Beckendorf, City Administrator/Secretary, Dan Popowski, DSI, Jordan Albrecht of Bolton and Menk

Additions to the Agenda: None

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.

Jeanne Bednarek made a motion seconded by Shad Lipinski and unanimously carried to approve the regular minutes of January 10, 2025, with the addition of a second on the motion to approve the loan for Skorbinski Customs.

Approval of List of Bills

Rotherwood: (See attached payment batch) \$355.33.

EDA (See attached payment batch) \$10,930.

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

Open Forum: None

Rotherwood Apartments:

- a. Water Softeners
- b. After discussion and review of the recent water softeners done by Apollo Water, Lease addendum for quarterly mechanical room checks.
The board would recommend that the maintenance worker do a monthly check of the mechanical room in the apartments to check for maintenance needs of furnace, softeners and air exchangers, water heaters. Will check to see if a lease addendum is available to allow entry with notice to check the mechanical room.
- c. Salt for water softener
There can be further discussion on the need for salt in the units and who will pay for the salt.
- d. Walk in shower request for requests for two tenants. After discussion, the shower renovation could be included in the upcoming rehabilitation loan program. Can follow up with tenants when the loan program is applied for and the outcome of the repairs to the units.

- e. SCDP Loan- The environmental review is currently occurring. There is a hold on funds currently due to the federal government.
- f. Tenant behind on rent. After discussion, the board agreed to allow the tenant to enter into a payment agreement with the EDA to catch up on the rent.

Old Business:

- a. Daycare
 - 1. Contractors submitted quotes (Werkman mechanical, Pavik Construction, Thomas)
 - 2. Bids
 - 3. Construction Manager- Dan Popowski of DSI was present and shared that the location has changed to the library area. This area has a kitchenette, access to bathrooms, and better options to develop the daycare in the library area of the Ivanhoe School. This would be less costs involved in remodeling and creating a space for one provider.

A motion was made by Shad Lipinski, seconded by Jeanne Bednarek to go with the plans to make the library area into a daycare, the motion unanimously carried.

- b. Café: The remodeling and construction work is making progress.
- c. Westside Development:
 - 1. Bolton & Menk (Teams) Jordan Albrecht engineer joined the meeting via TEAMS to discuss the plans for this project. The width of the street will be 28 feet with no curb, gutter, will have a mountable curb, no pavement. Each lot will have individual grinder station with a force main down the road, 1 ½ sanitary sewer tabs to the main, and gravel on the road. The lot sizes will remain the same as drawn. There will be two phases to the project.
Phase 1: Utility, Roadwork with drive over gutter, gravel road
Phase 2: Fill gravel to the lip, and pave or cement.
- d. Auto Parts store: There is a local person planning to purchase the store.
- e. Skorbinski Customs: Is making progress and able to do work in the shop now.
- f. Pharmacy: Kyle with talk with Andrea at the local pharmacy.
- g. The CCNI Building on Norman Street will be for sale and has a possible buyer.
- h. Office space has been requested if any is available in Ivanhoe. No further discussion.

Advertising: No Discussion

New Business:

Shad Lipinski made a motion to recommend the city council to accept new member Rob Hopper and Nancy Jerzak, seconded by Jeannie Bednarek, and unanimously carried to approve.

Other Business:

The Ivanhoe Community Business Directory – Emma Lipinski is interested in developing the directory. She took a sample and will get back to Dianne.

Being no further business, a motion was made by Shad Lipinski seconded by Jeanne Bednarek and unanimously carried to adjourn at 8:45 AM.



Kyle Krier, President



Dianne Beckendorf, Recorder