

# IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

## Regular Session Meeting Minutes

Date: Friday, November 1, 2024

Time: 7:30 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

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President Shad Lipinski call the regular meeting of the Ivanhoe Economic Development Authority to order at 7:30 AM.

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

Others Present: Robert Coleman, Vince Robinson, Jordan Albrecht, David Palm, Bolton & Menk via Teams

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 Jeanne Bednarek, seconded by Kyle Krier, and unanimously carried to approve the regular minutes of October 4 2024.

### Approval of List of Bills

**Payment Batch 11 1 24 EDA INV \$6,024.50**  
*BOLTON & MENK* Invoice 9/30/2024 0347015 Project EDA  
ADMIN .5 HOURS \$46.50  
SPECIALIST 1 HOUR \$141.00  
DESIGN ENGINEER 26 HOURS \$3,562.00  
SENIOR TECH 6.5 HOURS \$936.00  
PROJ MGR 7 HOURS \$1,309.00  
Transaction Date 10/30/2024 EDA Checking 10107 **Total \$5,994.50**  
*QUARNSTROM & DOERING, PA*  
CALL CITY ADM RE HENDR ELEV \$30.00 Invoice 88606 9/30/2024.  
Transaction Date 10/30/2024 EDA Checking 10107 **Tota \$30.00**  
**Total \$6,024.50 Fund Summary EDA Checking**

**Payment Batch 11 1 24 ROTH INV \$15,729.45**  
*CITY OF Ivanhoe* Due to General Fund 9.21-10.24 payroll \$304.98 Invoice 10/11/2024  
*CITY OF Ivanhoe* Due to General Fund 10.5-10.18.24 PAYROLL \$356.19 Invoice 10/25/2024  
*GAWARECKI CONSTRUCTION* 326 REPLACE FLOORING LABOR, \$8,649.00  
BR DOOR JAM Invoice 10/4/2024  
*Lipinski Small Engine* 326 PAINT/PRIMER, FLOOR REGISTERS \$78.97  
Invoice 334928 10/4/2024  
*Lipinski Small Engine* FLOOR REGISTERS \$60.96 Invoice 335025 10/11/2024  
Transaction Date 11/1/2024  
*Lipinski Small Engine* BATTERY 349 \$2.25 Invoic 334993 10/9/2024  
*Lipinski Small Engine* BLINDS (5) FOR APT 326 - ALL REPLACED \$234.95  
Invoice 335123 10/21/2024  
*MITCH GLADIS* PAINT LABOR REPAIR CEILING CRACK \$150.00  
Invoice 10/23/2024  
*KEVIN ISENBERG* REPAIR CEILING IN 326 \$350.00 Invoice 10/23/2024  
*MN Energy Resources* UTILY SERVICES 349 ROTHERWOOD \$14.83  
Invoice 5208666441 10/9/2024  
*Ottertail Power Company* 349 ROTH UTILITY \$27.32 Invoice 102124 10/21/2024  
*WERKMAN MECHANICAL, LLC* FURNACE EPLACED (Goodman Down \$5,500.00  
Flow 96% efficient furnace) Invoice 102824 10/28/2024

Pre-Written Checks \$0.00  
Checks to be Generated by the Computer \$15,729.45  
**Total \$15,729.45 Rotherwood Checking**

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 obtained

Open Forum: None

Rotherwood Apartments:

326, 349 are rented, all apartments are full

Mark will repair the window in 343 Rotherwood, and will get an estimate for the exhaust fan installation

\*Semiannual inspections will be scheduled by the City Janitor

Old Business:

A. Daycare Discussion: Ivanhoe Electric was going to send a estimate for electrical work. The previous science room area would be divided into 2 sections, including having two bathrooms. The school is requesting the EDA to fund the upfront costs of construction and could start with one provider. Vince Robinson stated that Hendricks has applied for three spaces in Hendricks for daycare. Future discussion will continue this topic.

B. Hendricks Elevator: The purchase and redevelopment agreement will be signed next week.

C. Café: Robert Coleman was present at the meeting to update the EDA on the progress of the Café. Robert requested the last of the \$40,000 – remaining \$10,000 to be dispersed. The EDA stated that receipts totaling \$40,000 would need to be submitted for the disbursement. When the receipts are received the EDA will then review them according to the purchase and redevelopment agreement terms.

D. Westside Development

Bolton & Menk- PER- Review of the PER West side development. The Plat, Stormwater Pond, Storm Sewer System, Water System, Sanitary Sewer System, Estimated Project Costs & Costs of Lots and Schedule were discussed by the EDA and Bolton & Menk. The EDA requested to develop lots 1,2,5,6 for more realistic lot costs and project costs, changes to the plans were discussed, and Stormwater Pond was put on hold if the stated lots would be developed as well as changes to the utilities and street development.

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.

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

Advertising: No discussion at this meeting.

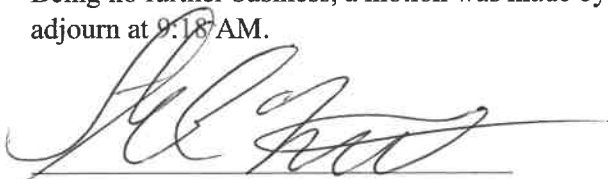
New Business:

Callie Velazquez Cruz will be resigning from the EDA board due to relocation.

Other Business:

The Ivanhoe Community Business Directory –

Being no further business, a motion was made by Kyle Krier seconded by Jeanne Bednarek and unanimously carried to adjourn at 9:18 AM.



Shad Lipinski, President



Dianne Beckendorf, Recorder