

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, April 2, 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

Others Present: Dianne Beckendorf, City Administrator

Additions to the Agenda:

Approval of Agenda:

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

Approval of March 5th Meeting Minutes:

Following review with correction of \$3,000 daycare enhancement assistance a motion was made by Jeanne Bednarek, seconded by Shad Lipinski and unanimously carried out.

Approval of List of Bills

Rotherwood: (See attached payment batch) \$640.48.

EDA (See attached payment batch) \$1155.00.

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

Approval of February 2025 Financials

Following review of February 2025 Financials a motion was made by Rob Hopper, seconded by Jeanne Bednarek to approve the financials, and unanimously carried out.

Open Forum:

Vince Robinson, via phone, discussed Westside Development with the EDA.

On May 6th, from 1p-4p, the U of M extension is coming to Lincoln Co. to have a shared mobility for people, available resources to address the need for individuals getting to appointments, work, errands.

Rotherwood Apartments:

- a. Annual Inspections- there are two left to do. Rodger put two bags of salt in all apartments that did not have salt in them when he completed inspections. Common areas of concern are the windows, doors (seals), otherwise no major repairs are noted.
- b. Cold water in kitchen is unsoftened water.

- c. Dishwashers: Russ has not returned to Ivanhoe to check 301 and he will call me when he comes through and if needed will purchase a replacement at Hardware Hank
- d. The EDA would like a cost estimate for two bags of salt and furnace filters to offer service to the Rotherwood Apt. tenants in the event that the tenant wants the EDA to maintain the salt and filters at a cost per year. The tenant would be responsible for maintaining the filters and filling the salt.

Old Business:

- a. Daycare:
 - *Marketing statement (Vince) – The EDA would like to start advertising for a daycare provider and add that there is \$3,000 daycare enhancement available to help with startup.
- b. Café: Shad shared that there is progress being made in the building, and the laundry mat will open once the work is done for electrical and plumbing.
- c. Westside Development:
 - The Engineer sent the preliminary subdivision util 3, the plat and estimate via email and will plan to attend the May 2025 meeting if the EDA would like more information.
 - The new layout has been modified based on the previous meeting:
 - Extend road to where cul-de-sac started. Add an additional 2 lots at the end for a total of 6 lots.
 - The updated cost for phase 1 is estimated at \$487k and includes all work except for paving the street. Phase 2 is estimated at \$106k and includes re-shaping the gravel and paving.
- d. TIF- Mike Bubany email – Shad participated in the discussion.
 - i. A TIF District will take about 2 months to process. The cost will be approximately \$6,000. You cannot issue building permits until that process is complete, but you could go about subdividing property, lining up contractors, etc.
 - ii. Since this is bare ground, it will require a Housing TIF District, which is subject to income limits. Right now, a family of two or less would need to make no more than \$112,000, and a family of three or more needs to make no more than \$129,000.
 - iii. We figured that the underlying cost of land, public improvements, and construction of the home would be in the \$350,000 range.... We are skeptical that folks in that income limit can purchase that much home.
 - iv. Further, if sales are slow, the cost of carrying the bond payments would be over \$200 impact on a typical, existing home. Taxpayers might be upset about that.
 - v. A grant and / or major redesign will be vital for this to work. We need to get the total costs carried by the city to be much lower to a manageable risk level, and we need to reduce the cost per unit to an amount so that the income limits will work.
 - vi. If TIF did work, I expect it could take \$10K to \$20K off the price of each unit.
- e. Pharmacy: No discussion
- f. UCAP looking for office space, Dianne and Mark G were unable to reach Heather. Left voicemails and emails no response. Unable to get a hold of UCAP.

New Business:

- g. a. Greater MN Housing Infrastructure Grant Application, the city can apply for this grant to assist with Westside Development.

Other Business:

The Ivanhoe Community Business Directory – We will email potential business if they want to advertise sponsorship of \$75. See Western Printing price quote for booklet.

Being no further business, a motion was made by Shad Lipinski, seconded by Jeanne Bednarek and unanimously carried to adjourn at 8:43 a.m.

A handwritten signature in cursive script, reading "Kyle Krier", written over a horizontal line.

Kyle Krier, President

A handwritten signature in cursive script, reading "Dianne Beckendorf", written over a horizontal line.

Dianne Beckendorf, Recorder

