

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, March 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, Nancy Jerzak
Absent: Rob Hopper

Others Present: Dianne Beckendorf, City Administrator/Secretary, Vince Robinson, DSI; Jordan Albrecht, Bolton and Menk via Teams

Additions to the Agenda:

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 February 5, 2025

Total Lawn Care annual contract: Shad visited with Rick from Total Lawn Care and reviewed the damage to the rings around the trees, grass clippings in the rocks, and windows. Rick wants a call when this occurs so he can address it. The contract will include the same services as last year.

Approval of List of Bills

Rotherwood: (See attached payment batch) \$6,488.49

EDA (See attached payment batch) \$30.

Following review of the bills, a motion was made by Jeanne Bednarek, seconded by Nancy Jerzak, and unanimously carried to approve the list of bills with the addition of the Total Lawn Care contract (\$5,054) Shad Lipinski abstained.

Open Forum: None

Rotherwood Apartments:

- a. Mechanical Rooms - quarterly checks for maintenance on furnace, water softeners. Need to give 48-hour notice and post a sign, and state why entering before doing the maintenance.
- b. Salt for water softener- Rodger is filling as he is doing inspections.
- c. Dishwashers in 301, 330= after discussion, the board recommended replacing the dishwashers vs. Repairing due to age.
- d. There will be an open apartment on April 1st.

Old Business:

- a. Daycare: The daycare will be going into the library at the school. Dan Popowski joined via phone to give an update on the progress. He will visit with the Superintendent Loy to have the licenser coming to inspect the facility. The school will supply the needed supplies for daycare, and the EDA can give a daycare enhancement up to \$3,000. The board asked the school to

advertise for the upcoming daycare space available as well as for a provider. There is a door that needs to be replaced, and Dan stated that it would not take a lot of time to move the classroom area and library to another space at the school.

- b. Café: Continues to make progress. Requested a copy of the roof repair.
- c. Westside Development: Bolton & Menk (Teams) Jordan Albrecht engineer joined the meeting via TEAMS to review the figures and updated cost estimates for the revised West Side Development.
Phase 1: \$434,770
Phase 2: \$98,760 for a total of 533,530
The board asked to keep the 6 lots from the original plan, no cul-de-sac, each lot would have its own grinder station, extend the road 30-40' and no pond. The road would be straight and extended at the end. Jordan will redo the drawing for the final draft.
The city will be applying for the Greater MN Infrastructure Grant that has 50% of funds for the project and ask the City Council to consider a TIF.
- d. Pharmacy: Kyle spoke to Andrea, and she will be touching base with Mark G about possible space for the pharmacy downtown.
- e. UCAP looking for office space, will get Mark G the contact information.

New Business:

- a. Lincoln Co HRA: The Ivanhoe EDA supports the funds going to the Lincoln Co HRA from Lincoln County. No further discussion
- b Greater MN Housing Infrastructure Grant Program Application, the city can apply for this grant to assist with developing the Westside Development.

Other Business:

The Ivanhoe Community Business Directory – Emma Lipinski sent a preview of the directory The board would like to get business to sponsor an ad for \$75 an ad. There was a discussion to reach out to the Investing in Ivanhoe group to see if they are interested in contributing to the cost of the directory.

Being no further business, a motion was made by Shad Lipinski, seconded by Nancy Jerzak and unanimously carried to adjourn at 8: 56AM.

Kyle Krier, President

Dianna Beckendorf

Dianne Beckendorf, Recorder