

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session

Date: Friday, September 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, Dennis Klingbile, Jeanne Bednarek, Callie Velazquez, Kyle Krier

Others Present: Robert Coleman, Bill Chirp, Peggy, Mitch Rasmussen

Additions to the Agenda: LDEDC Budget Request

Approval of Agenda: Following review a motion was made by Jeanne Bednarek, seconded by Callie Velazquez, and unanimously carried to approve the agenda with the addition of LDEDC Budget Request.

Motion was made by Kyle Krier, seconded by Dennis Klingbile, and unanimously carried to approve the regular minutes of the August 2, 2024.

Approval of List of Bills

Vendor Name	AMT	Invoice	Comment	Claim #
Ottertail	76.44	801242		10107
Quanstrom D PA	435.00	87926	Café purch agrmt, resolution, quick claim deed	8558
	511.44	EDA		

BK Plumbing Heating	136.30	3684	320 toilet repair 1/24	8560
DSI.	65.77	14269	303 CTY 5 Window replcmt	8563
Werkman Mechanical	127.95	72724	345 Rotherwood Capacitator replcmt	8564
	330.02	Rotherwood		
EDA	\$511.44			
Rotherwood	\$330.02			

Following review of the bills, a motion was made Jeanne Bednarek, seconded by Kyle Krier, and unanimously carried to approve the list of bills.

Open Forum:

Work Force Solutions, inclusive workforce, Drive for 5 was shared by Vince Robinson

Rotherwood Apartments-

349 working with Mark G to replace carpeting with vinyl, and paint. It is rented (Mid Oct or Nov 1)

326 Rotherwood open- no notice given on moveout – Needs all new flooring and paint.

*Semiannual inspections can be completed and at this time replace furnace filters and batteries in alarms and check conditions of apartments for repairs needed. – City Janitor would like to do this

*Check with Mark G about installing exhaust fans in the bathrooms since the air exchangers are no longer working in some of the units. – waiting for him to get back to me.

Old Business:

A. Daycare Discussion: Follow up with contractors for project estimates.

Vince Robinson reported that the licenser was at the school, and the layout in the NE corner of school (science area) can have 2 pods for daycare with the entry that is present. There would need to be a special purpose family-based restroom, and DSI is working on the drawings of the layout to present to contractors.

B. Hendricks Elevator:

Review: Purchase & Redevelopment Agreement between Ivanhoe EDA and Hendricks Farmer's Elevator Association, Inc and City of Ivanhoe

Review: Warranty Deed

The EDA reviewed the documents. The documents are ready to sign for purchase.

Café: Robert Coleman was present at the meeting, and requested \$15,000 advance on the \$40,000 for materials, contractors, and expenses incurred.

Dennis Klingbile made a motion for the EDA to advance Robert Coleman \$15,000 towards the \$40,000 for materials, and expenses for the cafe project was seconded by Jeanne Bednarek and unanimously carried.

Westside Development

Bolten & Menk- PER- no update at this meeting

LCEDC Budget Request: Vince Robinson presented the LCEDC information and annual report. He made a request for the EDA to contribute \$3,400 to support the LCEDC.

Kyle Krier made a motion to support the \$3,400 request from the LCEDC, seconded by Dennis Klingbile and unanimously carried.

Advertising:

A suggestion to spotlight the local business, using pictures, stories about local businesses and could also sell ads to promote local business.

Callie is working on the Ivanhoe Community

New Business:

*Update Farm Leases

Stellmach, Jerzak – Amend leases.

Kyle Krier made a motion to amend the current lease thru December 31, 2024, and renewal of new lease will be a calendar year 2025 at the rate of \$200.00 per acre for the term of January 1, 2025, thru December 31, 2027, seconded by Dennis Klingbile and unanimously approved.

*Bill Chirp purchase lot on RR St

Bill would like to buy Lot 7, on RR Street to use for putting up a building to use for storage of items needed for his storage business. The cost of the lot is \$4,412.52. Bill will get a drawing and business plan submitted to the EDA for review.

Other Business:

The Ivanhoe Community Business Directory - Callie is developing the directory and will bring ideas to share. There was discussion on selling ads to support the printing of the directory.

Being no further business, a motion was made by Dennis Klingbile seconded by Jeanne Bednarek and unanimously carried to adjourn at 9:11a.m.

A handwritten signature in dark ink, appearing to read 'Shad Lipinski', written over a horizontal line.

Shad Lipinski, President

A handwritten signature in dark ink, appearing to read 'Dianne Beckendorf', written over a horizontal line.

Dianne Beckendorf, Recorder

