

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, January 7, 2026

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: Shad Lipinski, Jeanne Bednarek, Nancy Jerzak, Kyle Krier, Rob Hopper via phone

Others Present: Vince Robinson, DSI/Lincoln Co HRA, Dianne Beckendorf, City Administrator,

Additions to the Agenda: There were no 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.

Approval of December 3, 2025, Meeting Minutes:

A motion was made by Shad Lipinski, seconded by, Nancy Jerzak, and unanimously carried out.

Approval of List of Bills

Rotherwood: \$7,127.42

EDA \$0

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

Open Forum: None

Rotherwood Apartments:

a. SCDP Revolving Loan- The FMR has adjusted rent rates (decrease of \$7). All paperwork is completed for leases. The board discussed the Radon testing that is part of the requirement for the SCDP loan. Vince will check on the requirements. DSI asked if there were any preferred contractors to complete the upcoming work. The EDA stated local contractors are the preference, and once the work needed is outlined, the EDA will further discuss.

b. Two open apartments waiting for flooring to be done, have applicants for 1 of the 2.

c. Bi-Fold door replacement in 324- the EDA would like these replaced.

Old Business:

- a. Daycare: Met with Loy and potential provider. The space was discussed, as well as questions the potential provider had. The rental agreement, tour of the space, and discussion of how it will work was discussed with the Superintendent and potential provider. Dianne was present and took notes at the meeting. Next steps are to have the licensor look at the space, figure out the kitchen area, and the door to be installed to the bathroom area.

- b. Café: See email update- no further discussion.
- c. Westside Development: The city council has not taken action on the development project. If no lots are sold, the cost is \$40,000 a year.
The City Council discussed financing options of: Go to the EDA to request funding to borrow, talk to the county about availability of funds for new subdivision (SAHA,) that would help buy down the cost of constructing the home. Develop target pricing for marketing. Continue to see if there is a developer that would be interested in developing in the subdivision.
Kalea is working on the signs to go in the development area as well as Lincoln Co said they would consider a sign in the field area on the west end of town.
- f. The Ivanhoe Community Business Directory – No update

New Business:

Designations and Appointments

Other Business: The board discussed that market rent for a duplex in the nearby areas are \$1,200- \$1,500.

Being no further business, a motion was made by Shad Lipinski; seconded by Jeanne Bednarek and unanimously carried to adjourn at 8:18 am



Kyle Krier, President



Dianne Beckendorf, Recorder