

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, October 1, 2025

Time: 7:30 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

Vice President Jeanne Bednarek 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, Rob Hopper (Via Teams) Absent: Nancy Jerzak, Kyle Krier

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

Additions to the Agenda: None

Approval of Agenda:

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

Approval of September 3, 2025, Meeting Minutes:

A motion was made by Shad Lipinski, seconded by Jeanne Bednarek, and unanimously carried out.

Approval of List of Bills

Rotherwood: \$2555.88

EDA \$60.00

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

Open Forum:

Rotherwood Apartments:

- a. SCDP Revolving Loan- waiting to hear back from DSI regarding LMI and FMR values.
- b. Two open apartments ordered new refrigerator for 347, and 347 is painted, flooring is next, Rodger will be starting annual inspections, cleaning out gutters, and covering AC units before winter. Apt 324 is in progress with the attorney for eviction proceedings. The board wants to proceed with the eviction proceedings.

Old Business:

- a. Daycare: Currently seeking a provider for the daycare. Vince stated he will check with Hendricks to see about school lunch qualifications, so children could participate in lunch meals.
- b. Café: Rick will be coming this week to do the roof.
- c. Westside Development: No update
- d. Parts City: Purchase today, will be seeking funding.
- e. Kulla Repair: Purchased with CFD, the building will need work and equipment. Will be seeking funding, and loan.

- f. The Ivanhoe Community Business Directory – Will get an update, goal to have out in December.

New Business: None

Other Business:

Cherp's contacted the city administrator and requested the purchase agreement to be extended for 1 year to build. The plans are in process with Hendricks Lumber co and will plan to be completed in 2026.

A motion was made by Shad Lipinski to extend the purchase agreement to one year (December 2026) to complete building on the property, seconded by Rob Hopper and unanimously carried.

Shad Lipinski of Lipinski Small Engine requested from the EDA to use the corner lot on Norman St to park the boats he is servicing for about a month. The EDA board is ok with this, as long as he maintains insurance.

Being no further business, a motion was made by Shad Lipinski seconded by Rob Hopper and unanimously carried to adjourn at 8:05 am



Jeanne Bednarek, Vice President



Dianne Beckendorf, Recorder