

# IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

## Regular Session Meeting Minutes

Date: Wednesday, November 5, 2025

Time: 7:30 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

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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, Rob Hopper, Nancy Jerzak, Kyle Krier

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 Jeanne Bednarek seconded by Rob Hopper and unanimously carried out to approve the agenda as written.

Approval of October 1, 2025, Meeting Minutes:

A motion was made by Shad Lipinski, seconded by Rob Hopper, and unanimously carried out.

### Approval of List of Bills

Rotherwood: \$1712.10

EDA \$0

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

Open Forum: None

### Rotherwood Apartments:

a. SCDP Revolving Loan- waiting to hear back from DSI regarding LMI and FMR values.  
Next steps: LMI letters for FMR send tenants that qualify, sign letter of agreement, and then inspections by Dan  
The roof needs repair on the six plex.

b. Three open apartments (1 ready to rent)

c. After eviction proceedings. The cleanup and repair will begin. Will need paint, flooring, and repairs. The EDA could file a conciliation claim against tenants. The EDA would need to determine how much money it wants to seek from the two tenants and would need to list that on the statement of claim along with the basis of why that money is owed. A hearing date is scheduled, and a trial will occur. If a judgement is determined by the court, you can try to collect the judgement. This can include levying bank accounts if you know where they bank or garnish wages if they are employed. You would not be able to recover damages through revenue recapture. That is limited to public housing authorities.

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: Roof is completed. The purchase agreement regarding the date for a business within one year of purchase has been extended. This will be reviewed at the next meeting.
- c. Westside Development: The grant was approved. The city council will review the grant and project and take action as the next steps. The city would provide the infrastructure, and the EDA would sell the lots.
- d. Parts City: New owner Neil Armstrong stated he would wait to see if he has any needs from the EDA in the future.
- e. Kulla Repair: He got a city revolving loan to begin construction to develop the property.
- f. The Ivanhoe Community Business Directory – No updates

New Business: None

Other Business: None

Being no further business, a motion was made by Jeanne Bednarek seconded by Shad Lipinski and unanimously carried to adjourn at 8:20 am



Kyle Krier, President



Dianne Beckendorf, Recorder