

# IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

## Regular Session Meeting Minutes

Date: Wednesday, December 3, 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, Nancy Jerzak, Kyle Krier, Absent: Rob Hopper

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 Shad Lipinski and unanimously carried out to approve the agenda as written.

Approval of November 5, 2025, Meeting Minutes:

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

### Approval of List of Bills

Rotherwood: \$4,567.47

EDA \$0

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. Shad Lipinski abstained

Open Forum: None

### Rotherwood Apartments:

a. SCDP Revolving Loan- The FMR less utilities increased, the EDA will not have to adjust rent rates. The next steps are for DSI to do walk through to determine what needs to be done. Dan will advise regarding radon testing if doing self-test is possible since the units do not have basements.

b. Four open apartments (1 ready to rent)

c. Greathouse eviction proceedings: Do want conciliation for repairs and past due rent?

A motion was made by Shad Lipinski, seconded by Nancy Jerzak to cease procedure in recovery of fees, damages from Greathouse, Scheenen for Apt 324. The motion was unanimously carried out.

### Old Business:

- a. Daycare: The prospective provider asked about meals and if they can use the school meals. Waiting for Loy to get back to her on this. The provider will be going to meet with Loy, and City Administrator to see the space and ask questions, get next steps.

- b. Café: The purchase agreement regarding the date for a business within one year of purchase has been extended.

A motion was made by Shad Lipinski, seconded by Nancy Jerzak to extend the purchase agreement. The motion was unanimously carried out.

- 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.  
Discussion: City finance plan, City could go to the EDA to request funding to borrow, talk to county about availability of funds for new subdivision, (SAHA, there is \$83,000 available) that would help buy down the cost of constructing the home.

A motion was made by Shad Lipinski, seconded by Nancy Jerzak to have Kaelee Swenson develop the signs to market the lots.

- d. Kulla Repair: He got a city revolving loan to begin construction to develop the property. Next steps are to lift the building.
- f. The Ivanhoe Community Business Directory – In progress

New Business: None

Other Business: None

Being no further business, a motion was made by Shad Lipinski seconded by Jeanne Bednarek and unanimously carried to adjourn at 8:21 am



Kyle Krier, President



Dianne Beckendorf, Recorder