

# IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

## Regular Session Meeting Minutes

Date: Wednesday, February 4, 2026

Time: 7:30 AM

Meeting Location: City Council Chambers of the Ivanhoe Community Center

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Vice President Jeanne Bednarrek 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 phone, Absent: Kyle Krier, Nancy Jerzak

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 Rob Hopper and unanimously carried out to approve the agenda as written.

Approval of January 7, 2026, Meeting Minutes:

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

### Approval of Claims 2.4.26

Rotherwood: \$15,095.97

EDA \$0

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

Open Forum: None

### Rotherwood Apartments:

- a. SCDP Revolving Loan- All tenant information has been submitted to DSI. Next steps are for Dan to complete environmental assessment.
- b. Tenant requested to install an additional towel bar in the bathroom and one in the kitchen. The board said it could be installed by the maintenance person.
- c. One apartment is still open to lease.

### Old Business:

- a. Daycare: potential provider still deciding. Biggest question is the food. 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.
  - Vince Robinson said he is willing to meet with the potential provider and develop a business plan. The City Administrator will let them know.
- b. Café: Email update from Robert Coleman - There was no further discussion regarding the update.
- c. Westside Development: City Administrator will reach out to KaLea regarding the progress of the signs.

Vince Robinson discussed it with the board regarding different funding for the project. The options of TIF, Tax Abatement, City contributing funds, and EDA funds, The City Council has not yet acted on the funding and are awaiting the Grant funds to become available.

- f. The Ivanhoe Community Business Directory - A draft version was received last evening. The City Administrator will forward the draft to the board members.

New Business:

- a. Statewide Affordable Housing Assistance. (SAHA) funds from County for housing requests. Vince Robinson presented a draft plan to bring to the Lincoln Co Board for the request.

<b>For Reference: SAHA Funds</b>
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\*Purpose: Funds must be used for projects helping households at or below 80% of the Area Median Income (AMI), including, but not limited to, emergency rental assistance, non-profit support, and housing development.

\*Distribution: SAHA is provided to all counties outside the 7-county metro, although some overlap exists in eligibility for certain programs.

\*Requirements for using the SAHA for housing development in 2026 include strict income limits for occupants, mandatory accessibility features, and specific spending deadlines.

Income and Affordability Requirements:

Housing developed with SAHA funds must be affordable to local workforce. To qualify as affordable, occupant incomes at the time of initial occupancy must not exceed:

\*Rental Housing: 80% of the greater of state or area median income. (AMI)

\*Homeownership: 115% of the greater of state or area median income. (AMI)

\*Priority Targeting: Projects are prioritized if they serve lower-income tiers: at or below 50% AMI for rental and at or below 80% AMI for homeownership.

Spending and Use Deadlines

\*"Supplement, Not Supplant": Recipients must certify that SAHA funds will supplement, not replace, existing locally funded housing expenditures.

\*Commitment Deadline: For aid received in 2026 funds must be legally committed to a specific qualifying project by December 31, 2028.

\*Expenditure Deadline: All 2026 funds must be fully spent by December 31, 2029.

- b. Total Lawn Care Contract 2026: The board reviewed the 2026 Total Lawn Care Contract and approved the service to be the same. They expressed to relay that no Round up to be used, to blow out the grass from rocks each time, and to trim. The City Administrator will talk to Total Lawn Care to express these concerns.

Other Business:

\*Feature businesses on social media and website were discussed. The board expressed support for doing this. They also asked to reach out to the local newspaper to spotlight business in town.

\*Vince Robinson shared that he spoke to the Hendricks Elevator and they plan to build a bunker grain storage. He shared they may be interested in setting up the TIF district for this.

Being no further business, Shad Lipinski made a motion; seconded by Rob Hopper and unanimously carried to adjourn at 8:35 am

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Jeanne Bednarek, Vice President

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Dianne Beckendorf, Recorder