

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, March 4, 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, Kyle Krier, Nancy Jerzak, Absent: Rob Hopper

Others Present: Vince Robinson, DSI/Lincoln Co HRA, Dianne Beckendorf, City Administrator, Loy Woebler, Ivanhoe Public School Superintendent, Matt Pavik, Pavik Construction

Additions to the Agenda: There were no additions to the agenda.

Approval of Agenda:

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

Approval of February 4, 2026, Meeting Minutes:

A motion was made by Nancy Jerzak seconded by Shad Lipinski and unanimously carried out to approve February 4, 2026, minutes.

Approval of Claims 3.4.26

Rotherwood: \$6,635.92

Following review of the bills, a motion was made by Jeanne Bednarek seconded by Nancy Jerzak 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.

c. One apartment is still open to lease, another available April 1, 2026.

Old Business:

- a. Daycare: The EDA board discussed moving forward with the daycare at the library in the school to start with one Suite in the library preschool area.

*Dianne, City Administrator met with Judy Vandenbosch, Daycare licensor at the school to learn what licensing requirements are and she looked at the space.

The license will be a Special Family Childcare License (due to it occurring in nonresidential building)

*Will need an architect if any structure changes.

*Licensing requires a clear break for the space, meaning doorways, entrances/exits that allow for mixing with other children in the building.

Recommends a doorbell so secure entrance/exit.

*The space is referred to as a "Suite."

*The bathroom must have a standard toilet and sink in it, one there is fine. Just need to put in the door.

*Food program – Provider's Choice Inc. is the only provider that will contract with a special family childcare in a commercial setting. A provider could accept meals from a school for meals if they are not on a food program. Aren't school meals free?

*Each daycare would need their own bathroom inside of each daycare. You do not need a shower or a bathtub. You do not need more than one toilet.

*Each childcare would need their own exit that leads directly outdoors, and a separate exit – could be a hallway that leads outside.

Shad Lipinski made a motion to approve installing a door in the preschool room to the bathroom, seconded by Jeanne Bednarek and unanimously carried to approve the door installation.

- b. Café: Email update from Robert Coleman - no further discussion regarding the update.
- c. Westside Development: KaLea questions: Kyle will check with Joe Wilson and Joe Drietz on getting approval to put up the lot signs KaLea is designing to promote the lots.
- d. SAHA funds from Lincoln Co were discussed. Vince shared that there is an estimated \$42,000 for 2026. That the county will receive. The funds can be used for value gap (cost construction vs. Value of home), down payment assistance. Vince suggested the city meet with financial advisor as well as bondi work up for debt service to discuss financing the development. There are options for developing a TIF district, Tax Increment Financing and once development starts, the Contract for Deed will need to be paid.

Shad Lipinski made a motion to apply for the SAHA funds, seconded by Nancy Jerzak and unanimously carried.

The EDA will request to be on April 7, 2026, Lincoln Co Board Agenda to request the funds. Dianne and Vince will meet to develop the request for SAHA funds.

- e. The Ivanhoe Community Business Directory -
The draft version was reviewed with EDA members and changes/updates were sent to Emma to revise. Dianne will set up a meeting with Emma to update and keep moving forward with directory. Invoices were sent to advertisers.

New Business:

- A. Cherp land purchase agreement: The board discussed that the purchase agreement is no longer valid as they no longer own a business in Ivanhoe that would require them to build a building as developed and agreed upon in the purchase agreement. The City Administrator will contact them to let them know that this is the agreement, and since they sold the storage units, it no longer meets the requirement of commercial use.

Other Business:

Being no further business, a motion was made by Shad Lipinski seconded by Nancy Jerzak and unanimously carried to adjourn at 9:19 am