

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, August 6, 2025

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: Kyle Krier, Shad Lipinski, Jeanne Bednarek, Nancy Jerzak; Rob Hopper (via phone)

Others Present: Vince Robinson, DSI/Lincoln Co HRA, Dianne Beckendorf, City Administrator, Jana Reilly, Reilly Home Team Reality, Neal Armstrong

Additions to the Agenda:

Approval of Agenda:

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

Approval of July 2, 2025, Meeting Minutes:

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

Approval of List of Bills

Rotherwood: \$2,624.63

EDA \$6,049.80

Following review of the bills, a motion was made by Jeanne Bednarek, seconded by Rob Hopper and unanimously carried to approve the list of bills.

Open Forum:

Neal Armstrong and Jana Reilly were present to discuss Neal purchasing Parts City. It was recommended that Neal meet with Vince Robinson to develop a business plan to present to the EDA. Neal is looking for assistance in a down payment, tax abatement, or help fixing the building.

LCEDC representative, Vince Robinson presented a Community Impact Report of the LCEDC activities stating businesses assisted, and Jr. Achievement. Vince made a formal request for the EDA to allocate \$3,400 towards the LCEDC budget for 2026.

A motion was made by Shad Lipinski, seconded by Nancy Jerzak to allocate \$3,400 to the LCEDC. The motion was unanimously carried out. Jeanne Bednarek abstained

Rotherwood Apartments:

a. Two open apartments – 343 will be rented Sept 1. 305 is ready, 347 will be vacated 8/31/25

b. 303 requested replace carpet in dining and kitchen, leave living and bedrooms. The EDA stated that all the flooring would be done in the living room, kitchen, dining room and bathroom. The bedroom carpet can remain intact. Dianne will contact Mark to schedule the flooring replacement.

Old Business:

- a. Daycare: Currently seeking a provider for the daycare.
- b. Café: Needs to get an estimate for the roof repair. Shad has talked to the previous installer, Rick about repairing the roof. Robert can get a list of roofers from Dan at DSI.
- c. Westside Development- the development is on hold until the EDA hears back on the grant that was applied for.

New Business:

- a. The Southwest Regional Development Commission is planning to attend the September 8th City Council meeting.

Other Business:

- a. The Ivanhoe Community Business Directory – emails went out for advertising, and they are coming in as sponsors

Being no further business, a motion was made by Shad Lipinski seconded by Nancy Jerzak and unanimously carried to adjourn at 9:03 am



Kyle Krier, President



Dianne Beckendorf, Recorder