

IVANHOE ECONOMIC DEVELOPMENT AUTHORITY

Regular Session Meeting Minutes

Date: Wednesday, September 3, 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 7:37 AM.

Upon Roll call, the following members were present: Kyle Krier, Shad Lipinski, Nancy Jerzak;

Absent Jeanne Bednarek, Rob Hopper

Others Present: Vince Robinson, DSI/Lincoln Co HRA, Dianne Beckendorf, City Administrator,

Additions to the Agenda: none

Approval of Agenda:

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

Approval of August 6, 2025, Meeting Minutes:

A motion was made by Nancy Jerzak seconded by Shad Lipinski and unanimously carried out.

Approval of List of Bills

Rotherwood: \$1,880.41

EDA \$3,400

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

Open Forum: None

Rotherwood Apartments:

a. SCDP Revolving Loan: The total project is \$250,000. Funding sources: SCDP Funds \$175,000 and Owner Share: \$75,000 payable up front.

The impact of Unit Rent Losses (assuming FMR does not change)

- \$56 per unit, on 8 of 14 units for a monthly impact of \$448.00 loss per month, and an annual impact of \$5,376 for a total 5-year impact of \$26,880.
- In addition, six of the eight units must stay at the \$933 FMR for the five-year term to meet HUD regulation, which states tenants' rent cannot exceed 30% of their gross income unless the tenants' income rises, and/or the units have new tenants. The other two units could update to the FMR rates each year.
- Financial Impact
- Original Owner Share" \$75,000
- Additional Lost Revenue (5 years): \$26,880
- New Owner Financial Impact \$101,880

- Total Rehab Project Remains: \$250,000
- With the additional revenue loss over 5 years, the financial impact rises from \$75,000 to \$101,880, and the total rehabilitation cost stays the same.
- Additional Considerations
Understand the full cost impact beyond construction, plan funding to cover both capital and operational shortfalls, and ensure long-term viability of units despite revenue gaps.
- Note: Of the two vacant units, one will need to be rented at FMR to maintain the 51% compliance. The EDA will monitor the tenant's income, FMR, and utility annually.

Tenants at Rotherwood apartments completed income verification for LMI. After the initial move no verification is required. All new tenants will complete the application and income verification form prior to moving in. Eight of the 14 units must remain at FMV at all times throughout the loan program.

Shad Lipinski made a motion to enter into the SCDP loan, and to give tenants 60 days' notice of rent changes to reflect FMV, LMI rent, seconded by Nancy Jerzak and unanimously carried.

*Apartment 324 has past due rent, complaints of smoking in garage, having extra tenants not on the lease, and 3 dogs present without them being on the lease. The administrator delivered a notice of future eviction. This was forwarded to the City Attorney for action.

Old Business:

- a. Daycare: Currently seeking a provider for the daycare.
- b. Café: Waiting for roofing company to come do the roof. Will spray and coat it.
- c. Westside Development- No discussion, waiting to hear about the grant.

New Business:

- a. The Southwest Regional Development Commission is planning to attend the September 8th City Council meeting.
- b. Parts City- A purchase agreement is in progress with Ag Plus
- c. Kulla Repair – Currently renting with option to purchase. Plans to make improvements to the property.

Other Business:

- a. The Ivanhoe Community Business Directory – Emma Lipinski is working on.

Being no further business, a motion was made by Shad Lipinski seconded by Nancy Jerzak and unanimously carried to adjourn at 8:50 am



Kyle Krier, President



Dianne Beckendorf, Recorder