

Agenda

City of Kenyon Economic Development Authority

Kenyon City Hall
Tuesday, February 17, 2026
8:00 AM

John Mortenson, President	Stuart Campbell, Vice President
Mary Bailey, Commissioner	Chris Mallery, Commissioner
Don Kirchmann, Commissioner	

- I. Call Meeting to Order
- II. Approve Agenda
- III. Approve Minutes and Financials
 - A. January 2026 Minutes
 - B. January EDA Finance Report
- IV. Public Comment: 3 minutes
- V. Reports
- VI. New Business
 - A. Annual breakfast feedback
 1. Thank You, Angie's – Excellent buffet!
 - B. Depot Park Update-DNR Grant?
 - C. EDA – Commercial Club Discussion
 - D. EDA 2026 Goals Worksheet
- VII. Old Business
 - A. Façade Improvement Applications
 1. Robert's Retail and Repair - \$3,700
 1. Approved in January-Updated project description in packet
 2. Finley-Armstrong Properties - \$4,000
 1. Pending submission of a more detailed quote
 3. Municipal Liquor Store - \$4,000
 4. Kenyon Meats - \$4,000
 1. Approved
 - B. Firebird LLC Update

1. Purchase Agreement Date: January 28, 2026.

C. Kenyon Commercial Club Request

1. Social Media Training Partnership

1. February 27, 2026 – Council Chambers
2. 5:30 pm Start Time

D. ESMC: UMN Design Center Update

1. Renderings

E. Future Housing Development Update

F. MN Housing Tier II Grants

G. Vacant storefront updates

1. VFW
2. Event Center
3. Old Home Plate
4. NAPA – Municipal Addition
5. Kenyon Sunset Homes Update

VIII. Items for next EDA Meeting

- A.
- B.
- C.
- D.

IX. Adjourn

Next scheduled EDA Meeting is March 24, 2026, at 8:00 AM



The mission of the Kenyon Economic Development Authority:

- Attract, create, retain and expand business in Kenyon.
- Enhance the city's tax base, preserve and create living wage jobs, and promote Kenyon as an outstanding business community.
- Thoughtfully integrate the city's natural beauty with physical development to create a highly desirable place for people to work and live

KENYON ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Tuesday, January 27, 2026

Commissioners present: John Mortensen, Don Kirchmann, Chris Mallery

Absent: Stuart Campbell, Mary Bailey

Others in Attendance: EDA Coordinator Todd Kieffer, City Administrator Scott Lehner, Kim Helgeson

The EDA meeting was held at Angie's Restaurant.

The EDA annual presentation for business owners was held at 8:10 am.

REGULAR EDA MEETING

President Mortensen called the meeting to order at 9:50 a.m.

APPROVE AGENDA

Addition: / VI / New Business / C / Election of New EDA Officers

Addition: / VI / New Business / A / 4 / Finley-Armstrong Properties

Motion by Mallery seconded by Kirchmann to approve the amended agenda. Motion carried 3-0-0.

APPROVE MINUTES AND FINANCIALS

Updates were made to the 2026 budget as follows:

EDA Board Pay - Expense: increase from \$650 to \$2,100.

Lease-NAPA Store – Revenue: Delete

Motion by Bailey seconded by Kirchmann to approve the minutes from the November 25, 2025 meeting, the financials, and the updates to the 2026 budget. Motion carried 3-0-0.

PUBLIC HEARINGS/COMMENTS

REPORTS

OLD BUSINESS:

Firebird, LLC Update

The purchase agreement with Firebird LLC has been signed, and title paperwork is nearing completion.

Kenyon Commercial Club Request

Social Media Training Partnership

The Social Media training will be held Friday, February 27, 2026 in the council chambers at 5:30 pm.

February Reschedule Date

The February meeting was rescheduled to Tuesday, February 17, 2026 due to a conflict for Kieffer.

ESMC: UMN Design Center Update

The ESMC overall plan was presented to Kenyon business owners at the beginning of the meeting. The project includes ADA upgrades to the Depot building and access to picnic areas and playground, pickleball courts, walking trail around the park, access from Trondheim to Depot Park/pool, Safe Route to School crossing from Depot Park to K-W Schools.

Future Housing Development Update

EDA discussions are ongoing and city leaders and residents understand that housing is an important need for the community.

Vacant Store Front Updates

VFW

Event Center

Old Home Plate

NAPA - Municipal Liquor Store

Kenyon Sunset Home

NEW BUSINESS

Façade Improvement Applications

Robert's Retail and Repair

Motion by Mallery seconded by Kirchmann to approve \$4,000 matching grant to Robert's Retail and Repair. Motion carried 3-0-0.

Kenyon Meats

Motion by Kirchmann seconded by Mallery to approve \$4,000 matching grant to Kenyon Meats.

Motion carried 3-0-0.

Municipal Liquor Store

EDA decided to table this request until the February meeting. We need to investigate further if this would be in accordance with the EDA façade agreement. If the business is paying taxes, then it will qualify.

Finley-Armstrong Properties

Motion by Mallery seconded by Kirchmann to put this application, not to exceed \$4,000 matching grant from Finley-Armstrong Properties, on hold pending a more detailed quote of work and pricing.

Motion carried 3-0-0.

MN Housing Tier II Grants

Reapplication

Kieffer submitted the Tier II Housing grant on January 22. Kenyon will be partnering with Goodhue County Habitat for Humanity on this grant. Affordable housing requirements will be followed. If awarded, this grant would provide \$75,000 to the city to support affordable housing through Goodhue County Habitat for Humanity. These dollars would need to be used by 2028.

ITEMS FOR NEXT EDA MEETING

ADJOURNMENT

Motion by Kirchmann seconded by Mallery to adjourn the meeting at 10:40 a.m. Motion Carried 3-0-0.

Holli Gudknecht, Deputy City Clerk

John Mortensen, EDA President

EDA FUND AS OF FEBRUARY 13, 2026 (UNAUDITED)

EXPENSES	2025 Budget	2025 YTD	2026 Budget	2026 YTD
BOARD MEMBER PAY	\$650.00	\$1,085.00	\$650.00	\$0.00
PROPERTY TAX on NAPA bldg	\$0.00	\$0.00	\$0.00	\$0.00
DEED Grant forwarded to SEMMCHRA	\$0.00	\$0.00	\$0.00	\$0.00
ENGINEERING (IND. PARK)	\$0.00	\$0.00	\$0.00	\$350.00
LEGAL	\$3,000.00	\$8,430.25	\$6,000.00	\$5,700.25
CONTRACT SERVICES	\$54,000.00	\$53,670.00	\$55,750.00	\$13,763.25
TRAVEL EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00
ADVERTISING	\$1,500.00	\$187.12	\$1,500.00	\$0.00
BANQUETS/SPECIAL EVENTS	\$300.00	\$552.99	\$600.00	\$0.00
PROPERTY/LIABILITY INSURANCE	\$2,200.00	\$127.50	\$110.00	\$0.00
UTILITIES-STORM SEWER (IND. PARK)	\$50.00	\$131.00	\$100.00	\$26.00
REPAIRS & MAINTENANCE (NAPA)	\$250.00	\$0.00	\$250.00	\$0.00
MISCELLANEOUS	\$0.00	\$73.00	\$0.00	\$0.00
DUES AND SUBSCRIPTIONS	\$0.00	\$0.00	\$0.00	\$0.00
FAÇADE IMPROVEMENTS	\$20,000.00	\$20,000.00	\$20,000.00	\$0.00
LOAN PRINCIPAL to KMU - IND. PARK	\$11,140.50	\$10,875.00	\$11,147.00	\$0.00 (CONTINUE TO BUDGET THIS EXPENSE)
LOAN INTEREST to KMU - IND. PARK	\$856.80	\$551.00	\$279.00	\$0.00
	\$93,947.30	\$95,682.86	\$96,386.00	\$19,839.50

REVENUE	2025 Budget	2025 YTD	2026 Budget	2026 YTD
CURRENT AD VALOREM TAXES	\$89,447	\$89,447	\$82,249	\$0
TRANSFER FROM ENTERPRISE FUND	\$0	\$0	\$11,147	\$0
LEASE-NAPA STORE	\$3,000	\$450	\$3,000	\$0
LEASE - INDUSTRIAL PARK LAND	\$0	\$0	\$0	\$0
MISC REVENUE	\$0	\$0	\$0	\$0
INTEREST EARNINGS	\$0	\$0	\$0	\$0
FEDERAL GRANTS & AIDS (SEMMCHRA)	\$0	\$0	\$0	\$0
	\$92,447.30	\$89,897.30	\$96,396.00	\$0.00

BALANCE SHEET	Current balance
CASH	-\$378,633.17
INVESTMENTS 4M FUND (ELEC FUND LOAN)	
DUE FROM OTHER FUNDS	\$341,875.00
ACCOUNTS PAYABLE	
LAND HELD FOR RESALE - IND. PARK	\$236,869.00
PREPAID EXPENSES	\$84.03
DUE TO ELEC FUND-2019 INTRFD LOAN BUS. PARK	-\$22,022.05
DUE TO ELEC FUND-2016 INTRFD LOAN	
DEPOSIT - LEASED CITY PROPERTY -NAPA	
UNRESERVED FUND BALANCE	-\$178,172.81
	\$0.00

		APPROVED	PAID	
2025 FAÇADE PROGRAM	SIFT	4,000.00	4,000.00	(PAID IN 2025)
2025 FAÇADE PROGRAM	TRAXLER	3,050.00	3,050.00	(PAID IN 2025)
2025 FAÇADE PROGRAM	TRAXLER	4,000.00	4,000.00	(PAID IN 2025)
2025 FAÇADE PROGRAM	TRAXLER	3,700.00	3,700.00	(PAID IN 2025)
2025 FAÇADE PROGRAM	TWICE FOUND	4,000.00	4,000.00	(PAID IN 2025)
2025 FAÇADE PROGRAM	ROBERT'S REPAIR-BOB KYL	1,250.00	1,250.00	(PAID IN 2025)
		20,000.00	20,000.00	
2026 FAÇADE PROGRAM				(PAID IN 2026)
2026 FAÇADE PROGRAM				(PAID IN 2026)
2026 FAÇADE PROGRAM				(PAID IN 2026)
2026 FAÇADE PROGRAM				(PAID IN 2026)
2026 FAÇADE PROGRAM				(PAID IN 2026)

Kenyon EDA – 2026 Goal-Setting Worksheet

Discuss:

- What are the most pressing opportunities or challenges for Kenyon?
 -
 -
 -
 -
 -

- Where does the EDA add the most value?
 -
 -
 -
 -

Maintain • Improve • Create

- Maintain – What is working and must continue?
 -
- Improve – What needs better focus or coordination?
 -
- Create – What new conversation or opportunity should begin?
 -

Partnerships and Capacity

- Who are key partners or stakeholders in the Kenyon community?
 - Maintain
 -
 - Improve
 -
 - Create
 -

How do we define success?

- By the end of 2026, the EDA will consider the year successful if...
 -

 -



COMMERICAL FAÇADE IMPROVEMENT PROGRAM APPLICATION FORM

Property Address: 19 Langford Ave
 Property Identification Number (PID): _____
 Property Owner: Bob Kyllu
 Property Owner's Mailing Address: 636 Monkey Valley Kenyon 55946
 Property Owner's Phone Number: 507-330-2873
 Property Owner's e-mail Address: _____
 Business Owner (If Different): _____
 Business Name: Roberts Retail & Repair LLC
 Business Owner's Mailing Address: _____
 Business Owner's Phone Number: _____
 Business Owner's e-mail Address: _____

1) Provide a brief description of the project with total project cost estimates. Please include the specific eligible façade improvements for which the grant dollars will be used:

I would like to Replace the (2) Large Shop doors on the North Side of my Auto Repair Shop. This will not only Improve the looks But Improve my Efficiency (HEAT LOSS)

Doors	\$5,400		
LABor	\$2,000		
<hr/>			
Project TOTAL	\$7,400		

Door # 1	\$2800	12 x 12 Commercial door	Both Insulated & nice windows
Door # 2	\$2600	10 x 12 Commercial Door	
LABor \$1,000 / Door = \$2000 total			

(Feel free to continue on a separate sheet and attach to this form)

2) Total grant funds requested (50% match required up to \$4,000): TOTAL \$7,400 ÷ 2 = \$3,700 I'm Asking For
 3) Source of matching funds for the project (cash or loan funds): I've Budgeted the Amount So IT will be CASH

Signature of Building Owner: Bob Kyllu
 Signature of Business Owner (If Different): Bob Kyllu
 Date Submitted: Feb. 1st 2026

Return Completed Form to: Kenyon Economic Development Authority
 Attn: City Administrator
 709 Second St.
 Kenyon, MN 55946
 Phone: (507) 789-6415 Fax: (507) 789-5604
 Email: administrator@cityofkenyon.gov

*Thank you
For your
Time*



COMMERICAL FAÇADE IMPROVEMENT PROGRAM
APPLICATION FORM

Property Address: 641 2nd St
Property Owner: City of Kenyon
Property Owner's Mailing Address: 709 2nd St
Property Owner's Phone Number: 507 789 6415
Property Owner's e-mail Address:
Business Owner (If Different): Kenyon man
Business Name: " "
Business Owner's Mailing Address: 709 2nd St
Business Owner's Phone Number:
Business Owner's e-mail Address:

- 1) Provide a brief description of the project with total project cost estimates. Please include the specific eligible façade improvements for which the grant dollars will be used:

Break out old broken concrete steps and repair
with ADA Ramp. Strip off layers of old stone
front and replace
Cost over \$10,000

(Feel free to continue on a separate sheet and attach to this form)

- 2) Total grant funds requested (50% match required up to \$4,000): 4000
- 3) Source of matching funds for the project (cash or loan funds): City Budget

Signature of Building Owner: [Signature]

Signature of Business Owner (If Different):

Date Submitted: 12/29/2025

Return Completed Form to: Kenyon Economic Development Authority
Attn: City Administrator
709 Second St.
Kenyon, MN 55946
Phone: (507) 789-6415 Fax: (507) 789-5604
Email: info@cityofkenyon.com



**COMMERICAL FAÇADE IMPROVEMENT PROGRAM
APPLICATION FORM**

Property Address: 730 2nd Street Kenyon, MN 55946

Property Identification Number (PID): 665400650

Property Owner: Dylan Finley - Finley & Armstrong MN Property Group LLC

Property Owner's Mailing Address: 10237 Wentworth Ave S, Bloomington MN 55420

Property Owner's Phone Number: (952) 491-3531

Property Owner's e-mail Address: finley.armstrong.properties@gmail.com

Business Owner (If Different): _____

Business Name: _____

Business Owner's Mailing Address: _____

Business Owner's Phone Number: _____

Business Owner's e-mail Address: _____

- 1) Provide a brief description of the project with total project cost estimates. Please include the specific eligible façade improvements for which the grant dollars will be used:

Repair and maintenance of degraded white materials under the roof line. This includes eaves, fascia, moulding, soffits and frieze boards. Specifically, I would like to repair and seal the existing material, then wrap with white aluminum coping as a long-lasting, aesthetically appealing solution. This is especially needed on the east side of the building. I plan to hire a licensed contractor. I expect it to cost at least
(Feel free to continue on a separate sheet and attach to this form) \$4,000

2) Total grant funds requested (50% match required up to \$4,000): \$4,000

3) Source of matching funds for the project (cash or loan funds): Cash

Signature of Building Owner: Feel free to call or email me with any questions

Signature of Business Owner (If Different): _____

Date Submitted: 01/20/2026

Return Completed Form to: Kenyon Economic Development Authority
709 Second St.
Kenyon, MN 55946
Phone: (507) 789-6415 Fax: (507) 789-5604
Email: info@cityofkenyon.gov