

Agenda

City of Kenyon Economic Development Authority

Kenyon City Hall
Tuesday, March 24, 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. February 2026 Minutes
 - B. February EDA Finance Report
- IV. Public Comment: 3 minutes
- V. Reports
- VI. New Business
 - A. Façade Improvement
 1. **Mary's Rustic Rose**
 1. Application in packet.
 2. Finley Armstrong
 1. Application was approved, but pending receiving the actual quote
 2. Included in packet.
 - B. **Business Owners' Interviews**
 1. List of questions in the packet. Feedback
 - C. EDA 2026 Goals/Projects
 1. EDA Coordinator will meet with 8 business owners per month to develop a greater understanding of the individual and group needs of our local merchants and report back to the EDA with a monthly update to target our discussions on how we can improve to support local business owners in the near future.
 2. EDA Coordinator will continue to explore creative options for financing housing development while working with prospective developers.

3. EDA Coordinator will continue to promote the sales of additional Industrial Park lots.
4. EDA Coordinator will break down the overall plan for revitalizing Depot Park into smaller projects by phasing them in as financial resources become available through the city budget, approved grants, or work that can be completed by volunteers.

VII. Old Business

A. Falcon Investments Update

1. Purchase Agreement Signing Date: March 26, 2026

B. ESMC: UMN Design Center Update

1. Depot Park

C. Future Housing Development Update

D. Vacant storefront updates

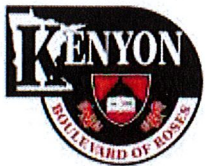
1. VFW
2. Event Center
3. Old Home Plate
4. NAPA – Municipal Addition
5. Kenyon Sunset Homes Update

VIII. Items for next EDA Meeting

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

IX. Adjourn

Next scheduled EDA Meeting is on April 28, 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, February 17, 2026

Commissioners present: John Mortensen, Chris Mallery, and Mary Bailey

Via Phone: Don Kirchmann

Absent: Stuart Campbell

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

The EDA meeting was held at city hall.

The EDA annual presentation for business owners was held at 8:05 am.

APPROVE AGENDA

Motion by Bailey seconded by Mallery to approve the amended agenda. Motion carried 4-0-0.

APPROVE MINUTES AND FINANCIALS

EDA will not be submitting page in Kenyon Guide for the Industrial Park.

Repairs and maintenance of former NAPA building = \$250. This can be applied elsewhere in the budget.

Final Loan Payment to KMU for Industrial Park will be August 2026

Motion by Mallery seconded by Bailey to approve the minutes from the January 27, 2026 meeting and the financials. Motion carried 4-0-0.

PUBLIC HEARINGS/COMMENTS

REPORTS

OLD BUSINESS:

Façade Improvement Applications

Robert's Retail and Repair - \$3,700

Approved in January

Kenyon Meats

Approved in January

Municipal Liquor Store

Motion by Kirchmann seconded by Mallery to not approve the Façade application for the Municipal Liquor Store based on the fact that taxpayers' dollars are already being used to maintain the business.

Finley-Armstrong Properties

Approved in January pending submission of a more detailed quote.

Review of the 2026 budget: \$20,000 was allocated, \$11,700 has been approved, leaving a remaining balance of \$8,300.

Firebird, LLC Update

The purchase agreement with Firebird LLC was dated January 28, 2026.

Kenyon Commercial Club Request

Social Media Training Partnership

The Social Media training will be held Wednesday, February 25, 2026 at city hall at 5:30 pm.

ESMC: UMN Design Center Update

Renderings of each aspect of the park will be created by UMN Design Center.

Future Housing Development Update

EDA discussions are ongoing.

MN Housing Tier II Grants

A grant was submitted to the State in coordination with Goodhue County Habitat for Humanity for 2027. A lot is still needed for this home. The 2026 home is in construction and currently still looking for a buyer that meets income qualifications.

Vacant Store Front Updates

VFW

Event Center

Old Home Plate

NAPA - Municipal Liquor Store

Kenyon Sunset Home

NEW BUSINESS

Annual Breakfast Feedback

Angie's Restaurant provided an excellent buffet for the annual meeting. Discussion was held on what can be done to get more business owners to attend. Some suggestions were to possibly change it to an evening meeting and invite people in person or through personal phone calls.

Depot Park Update – DNR Grant?

Upon further review of projects with the city engineer, it was felt that the City budget is not able to cover a matching grant carrying the responsibility of \$100,000 to \$200,000. The overall list of projects will be broken down into individual projects. The projects will then be shared with the Park and Recreation Board to prioritize them in order to provide recommendations to the City Council. The ESMC group understands that we need to find grants for these upgrades, so residents' taxes are not impacted.

EDA – Commercial Club Discussion

A discussion was held with the Commercial Club regarding more effective opportunities to support local businesses. One idea was a Revolving Loan Fund opportunity. Kieffer will provide updates at the March meeting. Cabin Fever Kenyon Pool Fundraiser will be held April 11 from 4:00 to 8:00 PM at the Kenyon Country Club.

EDA 2026 Goals Worksheet

A list of five items were put together as 2026 goals including: support of business owners, attraction of new businesses, housing needs, pool, and Industrial Park lots. The list will be narrowed down to two goals in March.

ITEMS FOR NEXT EDA MEETING

- A. Marketing support for all businesses in Kenyon.
- B. Is Held building owned by new bus company?
- C. Lions group revival in Kenyon - Mortensen

ADJOURNMENT

Motion by Mallery seconded by Bailey to adjourn the meeting at 9:55 a.m. Motion Carried 4-0-0.

Holli Gudknecht, Deputy City Clerk

John Mortensen, EDA President

EDA FUND AS OF MARCH 20, 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	\$507.50
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	\$300.00
PROPERTY/LIABILITY INSURANCE	\$2,200.00	\$127.50	\$110.00	\$0.00
UTILITIES-STORM SEWER (IND. PARK)	\$50.00	\$131.00	\$100.00	\$39.00
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	\$20,310.00

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	-\$379,103.67
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	-\$177,702.31
	\$0.00

	APPROVED	PAID
2026 FAÇADE PROGRAM	ROBERT'S REPAIR-BOB KYL	3,700.00 (PAID IN 2026)
2026 FAÇADE PROGRAM	KENYON MEATS	4,000.00 (PAID IN 2026)
2026 FAÇADE PROGRAM	KENYON MUNI	NOT APPROVED (PAID IN 2026)
2026 FAÇADE PROGRAM	FINLEY-ARMSTRONG	4,000.00 (PAID IN 2026)
2026 FAÇADE PROGRAM	MARY'S RUSTIC ROSE	(PAID IN 2026)
		11,700.00



**COMMERICAL FAÇADE IMPROVEMENT PROGRAM
APPLICATION FORM**

Property Address: 524 2nd Street Kenyon MN
 Property Identification Number (PID): _____
 Property Owner: Mary Bentley
 Property Owner's Mailing Address: 504 Forest Street Kenyon MN
 Property Owner's Phone Number: 507-649-0461
 Property Owner's e-mail Address: marysrusticrose@outlook.com
 Business Owner (If Different): _____
 Business Name: Mary's Rustic Rose
 Business Owner's Mailing Address: same
 Business Owner's Phone Number: same
 Business Owner's e-mail Address: same

- 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:
- Paint the siding all the way around in an oil based paint to last. \$800
 - Replace awning/awning canvas \$1312.43
 - Replace large front window \$4819 + \$750
- total - \$6811.27

(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): 3,840.65
 3) Source of matching funds for the project (cash or loan funds): Cash / from insurance

Signature of Building Owner: Mary Bentley
 Signature of Business Owner (If Different): _____
 Date Submitted: 3.6.20

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

Price


\$47.99

PAINT

x 12 = 575.88 + 39.59 tax

60/5⁰⁰

Pay in 4 interest-free payments of \$12.00 with PayPal. [Learn more](#)

Pickup 

Ready in **15 minutes***

FREE

2 available today

1st Ace Hardware brush 16.99 x 3 = 50.97

Angle - 3" brush 20.99 x 3 = 62.97

Brush Clean 9.99 x 2 = 19.98

Paint Tray 16.99 x 3 = 50.97

Sch

184.89

ore

Cannon Falls - 64th Avenue Path

1 ▾

ADD TO C

Returns

Free returns on most items within 30 days.

800⁰⁰

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2X

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Product Overview

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Farm Bureau Financial Services

Farm Bureau Property & Casualty Insurance Company
 Western Agricultural Insurance Company
 5400 University Avenue
 West Des Moines, IA 50266-5997
 800-357-5732

CONTINUED - Gutters/Downspouts

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<i>The following line item accounts for the replacement of all guttering and the downspouts identified below.</i>						
<i>144' of 6" aluminum gutters.</i>						
<i>3"x4" aluminum downspouts.</i>						
<i>From 0'</i>						
<i>Right 24'</i>						
<i>Rear 0'</i>						
<i>Left 0'</i>						
17. R&R Gutter / downspout - aluminum - 6"	168.00 LF	14.46	104.20	2,533.48	<1,520.08>	1,013.40
Totals: Gutters/Downspouts			104.20	2,533.48	1,520.08	1,013.40

Front Elevation

Windows

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
18. R&R Wrap wood window frame & trim with aluminum sheet	3.00 EA	315.78	14.99	962.33	<384.94>	577.39
19. R&R Window screen, 1 - 9 SF	3.00 EA	55.78	9.75	177.09	<118.06>	59.03
20. R&R Awning - Window/door - Canvas (fixed)	16.00 LF	210.70	128.62	3,499.82	<2,187.39>	1,312.43
Totals: Windows			153.36	4,639.24	2,690.39	1,948.85
Total: Front Elevation			153.36	4,639.24	2,690.39	1,948.85

Right Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<i>There are no recent storm-related damages associated with the date of loss.</i>						
Totals: Right Elevation			0.00	0.00	0.00	0.00

Rear Elevation



NEW CONSTRUCTION • REMODELING • ADDITIONS

Date: January 25, 2026

Bid #25125

Expiration Date: 30 days from date above

Mary's Rustic Rose
524 2nd st.
Kenyon, MN 55946
Email:
Phone:

Kleese Construction
4667 CTY 30 BLVD
Kenyon, MN 55946
507-649 1783
Doug.kleese@kleeseconstruction.com
www.kleeseconstruction.com

JOB

New window

DESCRIPTION

WINDOW LABOR

Removal and disposal of existing front picture window

1 Installation of Marvin signature series aluminum clad exterior
Stained wood interior window

\$4093 \$750

2 Installation of Marvin Modern line series fiberglass exterior
Aluminum clad interior window

\$4819 \$750

Disposal \$50

To accept this bid and the terms agreed upon please sign here and return: _____

Thank you for your business!

www.kleeseconstruction.com



PREPARED BY

Ryan D Chapman
Hammerside Exteriors LLC
(507) 990-5700
rchapman@hammersideexteriors.com
565 Highpoint Dr. NE Unit B Byron, MN 55920

PREPARED FOR

Dylan Finley
Dylan Finley
(952) 491-3531
finley.armstrong.properties@gmail.com
10237 Wentworth Ave S, Minneapolis, MN 55420, USA

PROPOSAL DETAILS

10237 Wentworth Ave S, Minneapolis, MN 55420, USA

Price includes labor and Material. The price does not include any unforeseen damage or repairs that may be found during replacement. If damage is found, the repair cost would be billable as time and materials at a rate of \$125.00 hr. + material cost. If the damage is extensive then a new estimate would be provided for those repairs if the cost of the repair exceeds \$250.00.

DESCRIPTION

QTY

Siding Package

Lift Rental Week 2	7 Days
Lift Rental Week 1	7 Days
Permit	1 Each
Disposal Dumpster	1 Each
Material	1 Each
Labor	1 Each
TOTAL	\$21,350.92

PAYMENTS STARTING FROM **\$352/month** on **Acorn** [Learn More](#) →

The above specifications, costs, and terms are hereby accepted.

DYLAN FINLEY

DATE

EDA Questions for Business Owners

1. How did you get started in running this business?
2. What do you enjoy most about running your business?
3. How have things changed over the years?
4. How has business been recently?
5. What trends are you seeing with your customers?
6. Has staffing been an issue for you?
 - a. If so, what skills are hardest to find?
7. What is holding your business back right now?
8. Are there any regulations, costs, or processes that are frustrating?
 - a. Examples could be housing shortages, lack of foot traffic, financing challenges, etc.
9. What would bring more people through your doors?
10. How are you marketing your business?
 - a. Would coordinated community promotions or events help?
 - i. Multiple businesses creating a theme around town to attract residents and people outside of the city, themed shopping events?
 - ii. Can we do more to bring in people from outside of Kenyon for community celebrations?
 - b. Would you be interested in joint promotions or events?
11. Are you aware that Kenyon has an EDA?
12. What kind of support from the EDA would be most useful to you?
 - a. Examples could be grants, low-interest loans, workforce connections, marketing, business planning, etc.
13. Where do you see your business in 3-5 years? Do you have an exit plan if likely to retire?