

Agenda
City of Kenyon Economic Development Authority
Angies'
Tuesday, January 27, 2025
9:00 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. December 2025 Minutes
 - B. EDA Budget 2026
- IV. Public Comment: 3 minutes
- V. Reports
- VI. New Business
 - A. Façade Improvement Applications
 - 1. Bob Kylo
 - 2. Kenyon Meats
 - 3. Municipal Liquor Store
 - B. MN Housing Tier II Grants
 - 1. Application submitted on January 22.
 - 2. Goodhue Habitat for Humanity/K-W Construction Classes
- VII. Old Business
 - A. Firebird LLC Update
 - B. Kenyon Commercial Club Request
 - 1. Social Media Training Partnership
 - 1. February 27, 2026 -- Council Chambers
 - 2. 5:30 pm Start Time
 - C. February Re-schedule Date
 - 1. February 17

- D. ESMC: UMN Design Center Update
 - 1. Included in EDA Annual Presentation

E. Future Housing Development Update

- F. 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 February 17, 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, December 16, 2025

Commissioners present:, Don Kirchmann, Chris Mallery, John Mortensen, and Mary Bailey (left at 9:00 am)

Commissioner via Phone: Stuart Campbell

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

The EDA meeting was held at City Hall. The meeting was called to order at 8:13 a.m.

APPROVE AGENDA

Motion by Bailey seconded by Kirchmann to approve the agenda. Motion carried 5-0-0.

APPROVE MINUTES AND FINANCIALS

Motion by Bailey seconded by Kirchmann to approve the minutes from the November 25, 2025 meeting and the financials. Motion carried 5-0-0.

PUBLIC HEARINGS/COMMENTS

REPORTS

OLD BUSINESS:

Kenyon Commercial Club Request

Social Media Training Partnership

Previously, the EDA was approved to co-sponsor the social media training with the Kenyon Commercial Club. The Kenyon Security State Bank has joined the sponsorship and will now be sharing the \$750 cost with the EDA instead of the commercial club.

Façade Improvement Applications for 2026

The Façade application verbiage was updated. The updated application has been posted on the city website. Applications are open for submission. Any submitted applications will be reviewed at the January EDA meeting.

Kenyon Annual EDA Breakfast/Meeting – State of the City

January 27 at Angie's

Invitations for the annual meeting in January will be emailed to business owners.

Greeting - Mayor Kirchmann

ESMC Update – Todd Kieffer

SMIF Foundation Update – Wayne Ehrich

Update – Derek Olinger

Update – Scott Lehner

2025 EDA Success Stories

1. Small Town Grant – SMIF – Picnic Shelters at Depot Park
2. Empowering Small MN Cities (ESMC) – University of MN Design Center
3. Kenyon Area Community Foundation
4. Façade Improvement Program - \$20,000 to local businesses' store fronts
5. Kenyon Muni Expansion
6. Kenyon Nursing Home apartments (22)

ESMC: UMN Design Center Update

The ESMC efforts will be coordinated with the SMIF efforts to align projects moving forward. Additional residents have been added to this group. The focus is on trails, including a trail between Trondheim and Depot Park, and many updates to Depot Park.

Future Housing Development Update

The EDA understands the importance of housing demands in Kenyon. This item will remain on the agenda to make sure it remains present in our minds for the future.

Vacant Store Front Updates

VFW

Event Center

Old Home Plate

NAPA - Municipal Liquor Store

Kenyon Sunset Home

NEW BUSINESS

Firebird, LLC Update

The purchase agreement with Firebird, LLC was approved at the December city council meeting. The EDA will continue to move forward with the process.

MN Housing Tier II Grants

Reapplication

Kieffer is completing a Tier II housing grant that must be submitted by January 23. Kenyon will be partnering with Goodhue County Habitat for Humanity on this grant. Affordable housing requirements will be followed.

February Meeting Change – 2/17/26

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

EDA Budget 2026

The 2026 budget was updated and confirmed.

ITEMS FOR NEXT EDA MEETING

COMMENTS

Next EDA Meeting: Tuesday, January 27, 2026, at 9:00 AM.

ADJOURNMENT

Motion by Mallory seconded by Kirchmann to adjourn the meeting at 9:20 a.m. Motion Carried 4-0-0.

Holli Gudknecht, Deputy City Clerk

John Mortensen, EDA President

EDA FUND AS OF JANUARY 23, 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	\$0.00
LEGAL	\$3,000.00	\$8,430.25	\$6,000.00	\$1,770.25
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	\$13.00
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
LOAN INTEREST to KMU - IND. PARK	\$856.80	\$551.00	\$279.00	\$0.00
	\$93,947.30	\$95,682.86	\$96,386.00	\$15,546.50

(CONTINUE TO BUDGET THIS EXPENSE)

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	-\$374,340.17
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	-\$182,465.81
	\$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)



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 muni
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:

Breakout old broken concrete steps and replace 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: 19 Langford Ave

Property Owner: Bob Kylo

Property Owner's Mailing Address: 636 Monkey valley Kenyon mn (Home Address)

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: 19 Langford Ave Kenyon mn

Business Owner's Phone Number: 507-330-2873

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:

SEE ATTACHED Sheet

(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): \$6,949.06 TOTAL = \$970
- 3) Source of matching funds for the project (cash or loan funds): CASH Possible loan

\$3474.53
CITY'S PART

Signature of Building Owner: Bob Kyle

Signature of Business Owner (If Different): _____

Date Submitted: MARCH MARCH 8th 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

Façade Improvement Program Description

I am looking to have the roof of my block building painted. The building I am interested in painting is just south of my auto shop (19 Langford ave). The roof is still in very good shape just that the galvanizing has gone away leaving an unsightly rusty roof behind.

This will improve the looks of the building. It will also be more appealing to the public when they are driving around town during assorted town events.

The second project I am looking to do this year is to replace one of my 2 shop doors on the north side of 19 Langford ave. The door is very old, not very weather tight and is kind of an eye sore. I would like to do both doors but my funds are a bit limited.

As far as my plan to do these two jobs.

- 1) Roof painting—I plan to hire Darvy Amundson his bill come in at \$2950 He is a local contractor (I believe very strongly in using local companies when I can)
- 2) Over head 12x12 insulated door—I plan to purchase a new door through menards for \$2799.06 That is there best door that they offer. It is very well insulated and will really dress up the place. I will hire Brian Chelmo from dodge center area to install my door. \$1200 LABOR

Thankyou For taking the time to Review my Request.

Bob Kyll

507-330-2873



**COMMERICAL FAÇADE IMPROVEMENT PROGRAM
APPLICATION FORM**

Property Address: 116 SPRING ST,
 Property Identification Number (PID): 66.100.0570
 Property Owner: DANNY R. THOMAS
 Property Owner's Mailing Address: 116 SPRING ST,
 Property Owner's Phone Number: 507-789-5417
 Property Owner's e-mail Address: KENYON MEATS 1988@GMAIL.COM
 Business Owner (If Different): _____
 Business Name: KENYON MEATS
 Business Owner's Mailing Address: _____
 Business Owner's Phone Number: S A M E
 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:

Covering Block with Stone Vanees
Material cost 5-6,000 Dollars
Labor would Be the Same Cost

(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): \$4,000
 3) Source of matching funds for the project (cash or loan funds): CHECKING ACC. OR C.C.

Signature of Building Owner: Dan Thomas

Signature of Business Owner (If Different): _____

Date Submitted: 3-25-25

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



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 aluminium 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: [Signature] 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