

KENYON ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Tuesday, February 20, 2025

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

Commissioners Absent: Stuart Campbell, and Don Kirchmann

Others in Attendance: Todd Kieffer, City Administrator Scott Lehner

The EDA meeting was held at City Hall. The meeting was called to order at 8:04 a.m.

APPROVE AGENDA

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

APPROVE MINUTES AND FINANCIALS

Motion by Bailey seconded by Mallery to approve the minutes from the January 21, 2025 meeting and the financials. Motion carried 3-0-0.

PUBLIC HEARINGS/COMMENTS

REPORTS

Traxler NAPA has moved out of the city owned building at 641 2nd Street. The EDA will no longer be receiving revenue from the rent.

2025 will be the last year of payments to KMU for the Industrial Park loan.

OLD BUSINESS:

Kenyon Foundation Meeting

The next Kenyon Foundation meeting is scheduled for Wednesday, February 26, 2025, at 6:00 pm at the All Seasons Community Center. The guest speaker will be from the Wabasha Foundation. The Kenyon Foundation is looking to create a board of seven to ten members. The goal is to have many people involved so individuals are able to share the work. At the meeting, the importance of understanding the benefits of creating sustainability for Kenyon improvements for many years to come through the development of this endowment fund was stressed.

Active Transportation Update

Todd Kieffer stated he has a feedback session on the MnDOT Active Transportation grant today with Will Wlizlo. Kenyon did not receive this grant. Wlizlo will provide feedback on things we could improve on our application if we were to reapply next year.

University of MN: Center for Transportation Studies

Todd Kieffer reported that Kenyon was selected for the transportation studies grant through the U of M Extension Regional Sustainable Development. A Kenyon Empowering Small Minnesota Communities (ESMC) Futures meeting will be held in Kenyon on Tuesday, March 18.

NEW BUSINESS

Kenyon Business Survey Results

Kieffer reported on the results of the business survey. Kenyon businesses feel it is tough to rely solely on local residents to make a living. Kenyon has all the services that any other small town in Minnesota has. We need to promote our services. We need to focus on the attractiveness of Kenyon to promote growth. One idea was to hang plants on the city poles lining 2nd Street and Gunderson Boulevard, but someone would need to water the plants each day. Local businesses would like to see more foot traffic on the sidewalks in town. An idea was to fill up empty store fronts with arts, boutiques, a bakery, etc. that would

catch people's attention.

The need to develop goals for the EDA was also identified in the survey. Possible ideas to make the business district more attractive included utilizing the Façade Improvement Program, bringing businesses to the Industrial Park, and increasing housing options.

The third area identified in the survey was marketing Kenyon outside city limits. Ideas to promote this included using the 2025 Kenyon pamphlet, restoring the walking tours from the past, and using billboards and social media.

Façade Improvement Update

Traxler

Traxler submitted three applications:

1. Traxler Parts Center – NAPA- \$3,700
2. Traxler Power & Equipment - \$4,000
3. Traxler Law - \$3,050

Motion by Bailey seconded by Mallery to approve one application of Traxler's choice at this time. Motion carried 3-0-0.

Sift Thrift Store

Motion by Bailey seconded by Mortensen to approve Sift's application. Motion carried 3-0-0.

Twice Found

Motion by Mallery seconded by Bailey to approve Twice Found's application. Motion carried 3-0-0.

Vacant NAPA Store Discussion

The NAPA building located at 641 2nd Street, owned by Kenyon EDA, is now vacant. EDA is holding on to the property at this time to see if the Kenyon Municipal Liquor Store is interested in expanding.

Since this meeting it was identified that the Kenyon Municipal Liquor Store purchased this property on November 18, 2003, so this property does still belong to them.

Kenyon Business Directory 01.13.25

Kieffer created a Kenyon business directory. The EDA commissioners provided updates to the directory. The goal is to have the business list be interactive on the city website with a drop-down menu searching by type of business.

ITEMS FOR NEXT EDA MEETING

- A. Update on Active Transportation
- B. Update on Empowering Small MN Cities Program from UMN
- C. Updated Kenyon Business Directory
- D. EDA goals identified moving forward from Business Survey
 1. How are these aligned with the Kenyon Comprehensive Plan?

COMMENTS

Next EDA Meeting: Tuesday, March 25, 2025, at 8:00 AM at City Hall

ADJOURNMENT

Motion by Bailey second by Mallery to adjourn the meeting at 9:45 a.m. Motion Carried 3-0-0.