

KENYON ECONOMIC DEVELOPMENT AUTHORITY
Meeting Minutes
Tuesday, August 24, 2024

Commissioners present: John Mortensen, Mary Bailey, Doug Henke, Chris Mallery
Commissioners Absent: Stu Campbell
Others in Attendance: Todd Kieffer (via phone call)

The EDA meeting was held at City Hall.

APPROVAL AND ACCEPTANCE OF FINANCIAL/STATUTORY ITEMS

Motion by Mortensen second by Henke to approve the minutes from the April 23, 2024 and June 25, 2024 meetings and quarterly financial report. Motion carried 4-0-0.

PUBLIC HEARINGS/COMMENTS – None

REPORTS

Lease Agreement

NAPA/Traxler is current on their lease payments.

Façade Improvement Program

The 2025 Annual Budget is set at \$20,000. The Façade Improvement loan applications will be updated to add verbiage requiring reimbursements to be submitted within 12 months of the approval date. A system of organizing façade improvement loans will be worked on for the future.

Motion by Henke seconded by Bailey to approve additional wording on the façade application to include “Expiration 12 months after approval”. Motion carried 4-0-0.

Three Keys: Post Office

Application was approved and work is being done.

Finley, Armstrong Properties

Application was submitted.

Motion by Bailey seconded by Mallery to approve the Façade Improvement Application for Finley, Armstrong Properties. Motion carried 4-0-0.

Cahill Bistro and Pub

They have an application, but not submitted yet.

Jill Warner, Realtor – old law office

She has an application, but has not submitted.

VFW

They have an application, but not submitted.

Tina Leininger – 24/7 Workout

She has an application, but has not submitted. Waiting until purchase of the facility is official.

Brant Bell

Application was approved April 25, 2023, but work was never done. Application has expired.

Traxler NAPA Building

This city owned building may use the façade program in the future.

OLD BUSINESS:

Industrial Park Update

TIF Value Numbers - \$750,000 and \$1,000,000 amortization figures were shared with the Board.

LoopNet Silver Package

EDA paid \$1260 for special listing to increase exposure. Currently have one manufacturing company inquiring as a result of LoopNet.

Identify a Real Estate Broker

We believe it is also important to find local brokers to list and promote.

- Paul Marzynski of Greater MN Housing Fund – Saint Paul
- Realty Growth – Matt Gove – Rochester

It is legal to have more than one broker working for the EDA. Payment occurs when their efforts are the result of the selling of the lot. Agreements will be signed with whatever brokers we determine have Kenyon's Industrial Park's best interests in mind.

Dan Thomas – Kenyon Meats

John Mortenson and Todd Kieffer received a nice tour of Kenyon Meats from Dan. He also shared that initially someone from the city floated the thought of possibly moving the butchering operation to the industrial park and keeping the current location for retail.

Todd Kieffer will be reaching out to Dan to continue this discussion.

Rebound Residential Update

Looked at section of land across the street from John Mortenson's home. 17 acres and could fit up to 60 lots. They shared they would not be able to turn these in the amount of time in order to net the needed profits. Interest rates is a debilitating factor.

Rebound Rental Update

I have reached out to Jim Gooley to find out if they have finally closed on the purchase. Chris Mallory felt like they had because she heard of some local senior citizens who have been in contact with them.

NEW BUSINESS

Industrial Park – KMU Loan to EDA

KMU did approve the possibility of the EDA to borrow up to \$2,000,000 to purchase property earmarked for housing development.

Todd Kieffer attended RAEDI conference where communities and developers had open dialog about the current state of housing development.

- Developers and contractors are no longer taking all the risk.
- Cities need to have a plan for development determined.
- Cities need to be financially creative in how this can be a win-win situation for developers and the community.

Proposed Budget for 2025

\$20,000 was budgeted for Façade Improvement Projects.

EDA Meetings - Monthly vs Quarterly

Todd Kieffer proposed moving to monthly EDA meetings. Motion by John and second by Doug.
Motion passed 4-0-0

Beth Giese - School Group Civic Projects

Kenyon Welcome Sign

Matt Ryan and Beth Giese have shown strong interest in school organizations partnering with the City of Kenyon to complete civic projects.

Landscaping around new welcome sign

Depot Park

Taylor Rural Improvement Grant

- Southern Minnesota Initiative Foundation
- \$25,000 Grant with a 25% match (\$6250) or in-kind donations
 - Replace pea rock with engineered wood fiber mulch-ADA guidelines
 - Sidewalk from parking lot to Depot building to individual shelters replaced to meet ADA guidelines.
 - Walkway will connect to eventual larger path around the entire park and hopefully with eventual trail system throughout Kenyon.

Location of January Annual Meeting

Cahill Bistro Bar

Todd Kieffer will be contacting them to see if this could be our location for the January EDA Annual Kick-off Meeting.

ITEMS FOR NEXT EDA MEETING

- Explore possibility of inviting all local business owners to this meeting. Kind of like a summit. Ask for ideas and feedback
- Jacobson-Rod Steele – PI – update

COMMENTS

Next EDA Meeting: Friday, September 27, 2024, at 8:00 AM at City Hall

ADJOURNMENT

Motion by Bailey second by Mallery to adjourn the meeting at 9:18 a.m.

Motion Carried 4-0-0

Holli Gudknecht, Deputy City Clerk

John Mortensen, EDA President