

KENYON ECONOMIC DEVELOPMENT AUTHORITY  
Meeting Minutes  
Friday, September 27, 2024

**Commissioners present:** John Mortensen, Doug Henke, Chris Mallery, Stu Campbell  
**Commissioners Absent:** Mary Bailey  
**Others in Attendance:** Todd Kieffer, Beth Giese, Allisa Oeltjenbrans, Aaron

The EDA meeting was held at City Hall.

**APPROVAL AND ACCEPTANCE OF FINANCIAL/STATUTORY ITEMS**

Motion by Mallery second by Campbell to approve the minutes from the August 24, 2024 meeting. Motion carried 4-0-0.

Motion by Mallery second by Campbell to approve the quarterly financial report.  
Motion carried 4-0-0.

**PUBLIC HEARINGS/COMMENTS**

**Southern Minnesota Initiative Foundation (SMIF) Presentation**

Allisa Oeltjenbrans and Aaron of SMIF gave a presentation on the benefits of creating Kenyon Community Foundation. SMIF does all the work of filling out forms, investing money, and leading public forums. The size of the community foundation committee tends to be between five and nine members. SMIF does have start-up donation awards available. John Mortensen will check into a location to hold a public forum. The possible location could be St. Michaels Church on November 13 at 6:00 pm. This would be a Kenyon EDA sponsored event, and all business owners would be invited.

**REPORTS**

**Façade Improvement Program**

Motion by Henke seconded by Mortensen to update the Façade Improvement application to include reimbursement at conclusion of project with pictures for confirmation.  
Motion carried 4-0-0.

**OLD BUSINESS:**

**Industrial Park Update**

**Identify a Real Estate Broker**

An interview was set up with Matt Gove and Bucky Beaman of Realty Growth of Rochester for October 1, 2024, at 9:00 am.

**Kingpin Precisions**

Discussions were being held over the last month with Kingpin Precision concerning their potential interest in building in the industrial park. They eventually decided the costs were too high to build here. Kieffer asked her for her presentation so the EDA could learn how a more acceptable offer could be negotiated for future prospects.

**Read Over Proposed Listing Agreement from Realty Growth**

Cushman/Wakefield = 6% commission rate? Would they be allowed to use creative selling prices of lots/commissions?

**Dan Thomas – Kenyon Meats**

Kieffer reported that he visited with Dan Thomas last week. Thomas shared that he isn't willing

to put too much money into the development but if the city wanted to provide assistance that he would listen.

### **Rebound Rental Update**

Kieffer stated that Rebound closed on the former nursing home and have started remodeling the apartments. Their goal is to have the first apartments read to move into by November 1.

### **School Group Civis Projects**

#### **Kenyon Welcome Sign**

Wayne Ehrich will reach out to the K-W FFA advisor, Dakota VanLanen about having a class group help with landscaping around the new Kenyon welcome sign.

#### **Depot Park**

Several improvements to Depot Park were discussed including:

- Applying for Taylor Grant through SMIF
- Replacing pea rock with engineered wood fiber mulch (ADA approved). The school may have classes that could help with this. Superintendent Giese will check it out and confirm it is okay with school insurance.
- Replacing the current sidewalk with a wider new sidewalk
- Replacing the area around the Depot building with concrete instead of bricks.
- Accessing the playground from the Depot building and adding a handicap swing
- Extending a walking path around the park for people to walk and get some exercise.

### **Jacobson Discussion Update – Chris Mallery**

Chris Mallery will reach out to Mark Jacobson regarding purchase price of his land south of 8<sup>th</sup> Street.

### **Rod Steel Discussion Update – Chris Mallery**

### **Taylor Grant Update: November**

Kieffer stated that this is a \$25,000 grant with a required \$6,250 match from the city that was applied for. The grant recipients will be announced in early November. If the city is awarded grant money, it would need to be spent within 12 months of the award date.

## **NEW BUSINESS**

### **Location of January Annual Meeting: Organization Ideas**

The annual EDA meeting will be scheduled for Tuesday, January 28, 2025, at Cahill's Bistro and Bar. The plan will be to have breakfast from 7:30-8:30 am, business owners input from 8:30-9:00 am, and the regular EDA meeting beginning at 9:00 am.

## **ITEMS FOR NEXT EDA MEETING**

- KMU will discuss at their October 15 meeting regarding loan to EDA to purchase property for housing.
- Check with Mark Jacobson about the 18 acres of land south of town and adjoining to school property.

## **COMMENTS**

Next EDA Meeting: Tuesday, October 22, 2024, at 8:00 AM at City Hall

**ADJOURNMENT**

Motion by Campbell second by Mallery to adjourn the meeting at 9:01 a.m. Motion Carried 4-0-0

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*Holli Gudknecht, Deputy City Clerk*

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*John Mortensen, EDA President*