



*Trail to the Past. Road to the Future.*

## **ECONOMIC DEVELOPMENT AUTHORITY MEETING**

**MUNICIPAL COUNCIL CHAMBERS  
21 5<sup>TH</sup> STREET E, MANTORVILLE, MN 55955  
REGULAR MEETING  
Monday, January 26, 2026  
5:30 PM**

- 1. Call to Order**
  - Brian Hindal     Chuck Bradford     Zach Krause     Kim Boyum
  - Troy Stafford     Bob Soland     Jeff Ingalls
  
- 2. Approval of Meeting Minutes**
  - A. October 20, 2025, Minutes
  
- 3. Financial Report**
  - A. December 2025
  
  - B. 2026 Budget
  
- 4. New Business/Old Business**
  - A. Music in Mantorville
    - i. Grant update
  
  - B. Friends of Mantorville-Pickleball Courts
    - i. Grant update
  
  - C. Dodge County Housing Study
    - i. FYI
  
  - D. 2025 Recap
  
  - E. 2026 Expectations
  
  - F. February Meeting Cancelled
  
- 5. Adjourn**

**Next meeting is scheduled for Monday, March 16, 2025, at 6:30 p.m.**

Posted 01.26.26



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**Mantorville EDA Meeting  
January 26, 2026 Agenda  
Memo**

**New Business/Old Business**

- **Financial Report –**
  - Visit 2026 Budget
    - Carry over will be voted on at the January 26 Council meeting.
  
- **Music in Mantorville Budget**
  - 2026 Budget
    - In visiting with Tom Monson, it became clear to me how this event, as it continues to grow, will enhance business for local vendors. I would recommend we commit to a \$1,000 donation for Music in Mantorville for 2026.
    - A grant was submitted to the Hanson Family Foundation, owners of MBT Bank, for \$9,000. It was submitted on 12.15.2025. If awarded, it will enhance the committee's ability to hire more well-known groups, ultimately bringing more people to Mantorville.
  
- **Friends of Mantorville – Pickleball**
  - Hanson Family Foundation
    - There was an agreement with the City Council that a noise-mitigating windscreen would be added to the pickleball fencing. The quote for 6' fencing comes to approximately \$23,000. I have shared with Friends of Mantorville representative, Martha Vreize, that this amount is high for a typical grant amount from this foundation. I will be submitting a grant for approximately half the cost, \$11,500.
    - City leadership and I determined that it would be best to use the company that provided the study, whose data conveyed that the noise levels would be within the City of Mantorville ordinance parameters. The company is SLN/CR. This sound study has been shared with City Leadership.
  
- **Dodge County Housing Study**
  - 2 largest population demographics for growth in the next 10 years are 25-30 and above 75.
    - Kenyon median age is 41.8
    - West Concord is 38.1
    - Mantorville is 42.4
  - Since the last housing report in 2018, the median income in Dodge County has risen by 38% while rent has risen 59% and home prices 57%.
  - Average wages in Dodge County-\$1,178/week (8% below region)
    - Purchase a home priced at \$190,500. Median price \$297,950
    - Increasing 7.9% annually.
  - A \$300,000 resale home requires a \$96,000 annual household income to not be considered burdened or severely burdened. The average new market rate home is \$450,000, requiring an annual salary of \$140,000.



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- Cost-Burden – over 30% of monthly income goes toward housing
    - Home Ownership 12%
    - Rent 16%
    - Mantorville – (H) 9% (R) 9%
  - Severely Cost-Burdened – Over 50% of monthly income.
    - Home Ownership 7%
    - Rental 19%
    - Mantorville – (H) 8% (R) 0%
  - Dodge County currently has only 2.5% rental availability and 1.8% homes available.
  - Dodge County will need approximately 1100 additional senior units over the next 10 years.
  - Kenyon's median household income is \$72,000
  - West Concord's median income is \$78,000.
  - Mantorville's median income is \$114,000
  - Summary
    - Housing affordability is an issue, particularly for younger households... limited turnover of affordably priced housing and new construction is unattainable for many
  - **2025 Recap**
    - Music in Mantorville: The EDA committed to supporting the building of a bandshell in Riverside Park. The summer of 2025 provided 13 Tuesday nights with musical entertainment, food vendors, and the farmers' market. The event is also increasing economic benefits for local businesses. The average weekly attendance for the first year was 350-400 people. Bands with larger followings are now reaching out to be considered for the 2026 schedule.
    - Larger Than Life Art Exhibit: This annual art fair is unveiled on the 4th Saturday of June and extends through Marigold Days, one weekend beyond Labor Day. This year, the event increased to 29 local artists and one sculptor. They are displayed throughout Riverside Park and available to be viewed at your convenience. Each year, it continues to grow in popularity.
    - In 2025, the Mantorville EDA was awarded a \$5,000 SEMAC grant to support artist fees, honoraria and stipends, materials and supplies, publicity, and facility and equipment rentals. These funds will be used to continue the Larger Than Life Art in the Park exhibit in 2026, which showcases the talents of regional artists and expands its appeal beyond Mantorville. The exhibit's continued popularity is expected to draw visitors throughout the summer, enhancing community vibrancy and increasing support for local businesses.
  - **2026 Expectations**
    - Included in the packet is a worksheet for us to think about 2026 goals for Mantorville EDA.



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- **February Meeting Cancelled**

- Brian will be traveling home from Winter vacation and will not be available. Todd will also be on vacation to Hawaii and then extending stay to visit child in Saipan, an island in the South Pacific near Guam. He has been there for over 4 years and we only get to spend about a week seeing him each year.

**The next meeting is scheduled for Monday, March 16, 2026, at 6:30 p.m.**



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# ECONOMIC DEVELOPMENT AUTHORITY MEETING

MUNICIPAL COUNCIL CHAMBERS  
21 5<sup>TH</sup> STREET E, MANTORVILLE, MN 55955

## MINUTES

Monday, October 20, 2025  
6:30 PM

1. **Call to Order**
- |                 |                                     |                |             |
|-----------------|-------------------------------------|----------------|-------------|
| x Brian Hindal  | x Chuck Bradford                    | x Zach Krause  | x Kim Boyum |
| x Troy Stafford | <input type="checkbox"/> Bob Soland | x Jeff Ingalls |             |

- A. *Meeting called to order by President Hindal at 6:30 PM*  
B. *Also in attendance was Todd Kieffer, Mantorville EDA Coordinator*

2. **Approval of Meeting Minutes**

- A. August 15, 2025, Minutes
- Motion to approve minutes by Bradford and seconded by Boyum.*
  - Motion carried 6-0*

3. **Financial Report**

- A. October 2025 (These will be available the day of the meeting)
- Discussion regarding current balance of \$11,408.95.*
  - Still to be paid \$500 for each of the following: Marigold Days fireworks, Fall Fest, & Old-Fashioned Christmas. Approximately \$60 for GEM plaque awards for 2025. \$700 for bandshell electrical upgrades.*
  - Balance should be approximately \$9,148.95 if no other expenses occur.*
  - Motion to approve financial report made by Ingalls and seconded by Krause.*
  - Motion carried 6-0*

B. 2026 Budget Discussion

- The 2026 Wish List will be the same as the 2025 Wish List*
  - \$500 City Branding*
  - \$75 Cross-Community Chamber Member*
  - \$1,000 Paper and On-Line Brochures*
  - \$6,000 for City-Wide Event Support*
  - \$24,590 for CEDA Contract*
  - \$1,000 for Misc. items (800#, legal, SHRPA subscription, etc.*
  - Request will be made to City Council to approve \$9,148.95 rollover to be included in 2026 EDA budget.*
    - These dollars will allow EDA to possibly raise amounts of support for current festivals due to prices continuing to increase.*
    - Rollover dollars also could be used for Marigold Days in coordinating free shuttle service for people to attend both the Truck Show at Fairgrounds and the Mantorville Fire Department sponsored dance. This could constitute a discussion with Kasson as far as financial responsibilities shared. The goal is to increase attendance.*
    - Possibly support a Pickleball Tournament or event for the community.*



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- b. Motion to approve the 2026 budget made by Ingalls and seconded by Krause.*
- c. Motion carried 6-0*

**4. New Business/Old Business**

**A. Bandshell Electrical Upgrades**

- a. Motion to approve electrical outlet upgrades and lighting by Marti Electric made by Ingalls and seconded by Stafford.*
- b. Motion carried 6-0*

**B. Music in Mantorville Budget**

- a. Todd and Tom Monson will schedule a meeting to find out more information for 2026.*
  - a. Discussion took place that MiM needs to remain sustainable on its own.*
  - b. It might be possible for EDA to approve incidental requests when needed.*

**C. Grant Update**

- a. SMIF Small Town Grant*
  - a. Friends of Mantorville-Pickleball Courts*
  - b. The grant was not approved. Reasoning was given that the Small Town Grant purpose requires more community representation to be included in the planning of the project.*

**5. Adjourn**

- a. Motion to adjourn the meeting at 7:25 was made by Ingalls and seconded by Stafford.*
- b. Motion carried 6-0*

**Next meeting is scheduled for Monday, November 17, 2025, at 6:30 p.m.**

## Mantorville EDA – 2026 Goal-Setting Worksheet

Discuss:

- What are the most pressing opportunities or challenges for Mantorville?
  - 
  - 
  - 
  - 
  -
  
- Where does the EDA add the most value?
  - 
  - 
  - 
  -

Maintain • Improve • Create

- Maintain – What is working and must continue?
  -
- Improve – What needs better focus or coordination?
  -
- Create – What new conversation or opportunity should begin?
  -

Partnerships and Capacity

- Who are key partners or stakeholders in the community?
  - Maintain
    -
  - Improve
    -
  - Create
    -

How do we define success?

- By the end of 2026, the EDA will consider the year successful if...
  - 
  
  -