



Trail to the Past. Road to the Future.

**Mantorville EDA Meeting
April 21, 2026 Agenda
Memo**

- **New Business/Old Business**
 - **Financial Update**
 - The April financial update will be available at Tuesday's meeting.
 - **Mantorville Art Guild**
 - Mantorville Art Guild will be present to request assistance for a replacement sign. Cheryl Anderson was scheduled to attend the March meeting, but needed to cancel due to weather conditions. Either Cheryl or Mary Ashford will be present to share their request.
 - **Music in Mantorville Hanson Family Foundation Grant**
 - Tom Monson will be attending the meeting to share how these funds are going to benefit MiM 2026. There will be a photo op with Tom presenting the check from Hanson Family Foundation to the Mantorville EDA. I will also be working with Gretchen to ensure a timely turnaround to move the funds to MiM so they can begin using them for immediate expenses.
 - **2026 Expectations Review**
 - At the March meeting, the following projects/goals were approved by EDA. I will continue to include the projects/goals in the monthly document to make sure we revisit them throughout the year.
 - Beautification grant through SMIF regarding cleaning the limestone buildings along Main Street.
 - Exploring the possibility of adding shower and bathroom amenities for the public campground.
 - Marketing the Revolving Loan Fund Program to assist local businesses with immediate needs.
 - Recruiting new businesses to Mantorville.
 - **Other Items**
 - Other items on the agenda refer to what I will begin doing for the May meeting. 2 weeks in advance, I will send an email asking for agenda items that you would like to see on the agenda.
- **The next meeting is scheduled for Monday, May 18, 2026, at 6:30 p.m.**



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ECONOMIC DEVELOPMENT AUTHORITY MEETING

MUNICIPAL COUNCIL CHAMBERS
21 5TH STREET E, MANTORVILLE, MN 55955

MINUTES

Monday, January 26, 2026
5:30 PM

1. **Call to Order**
 - X Brian Hindal X Chuck Bradford X Zach Krause X Kim Boyum
 - X Troy Stafford X Bob Soland X Jeff Ingalls
 - Also in attendance was Todd Kieffer, EDA Coordinator*

2. **Approval of Meeting Minutes**
 - A. October 20, 2025, Minutes
 - i. *Motion to approve the October 20, 2025, minutes was made by Bradford and seconded by Stafford.*
 - ii. *Motion carried 7-0*

3. **Financial Report**
 - A. December 2025

 - B. 2026 Budget
 - i. *Revolving Loan Fund Available - \$44,898.00*
 - ii. *Micro Loan Fund Available - \$6,087.98*
 - iii. *2026 EDA Budget = \$33,223*
 - C. *Motion to approve the December 2025 and 2026 budget made by Stafford and seconded by Boyum.*
 - D. *Motion carried 7-0*

4. **New Business/Old Business**
 - A. Music in Mantorville
 - i. *Grant update*
 - ii. *Submitted Hanson Family Foundation in the amount of \$9,000.*
 - iii. *Review of applications will be on March 1.*

 - B. Friends of Mantorville-Pickleball Courts
 - i. *Grant update*
 - ii. *Application submitted to Hanson Family Foundation in January in the amount of \$11,607.*
 - *½ the cost of the noise-mitigation fence screen total.*
 - iii. *Review of applications will be on March 1.*

 - C. Dodge County Housing Study
 - i. *FYI*



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D. 2025 EDA Recap

- i. *Larger Than Life:*
 - *Needed to correct the end date of Larger Than Life to September 1. It is not present during Marigold Days.*
 - *Expanded the number of artists and visitors were present often.*
- ii. *Music in Mantorville:*
 - *13 Summertime musical events in Riverside Park, averaging @ 350-400 people, with a high of @ 800 on 2 occasions.*
 - *Promoted local vendors and offered Farmers' Market as well.*
- iii. *SEMAC Grant*
 - *EDA was awarded \$5,000 to support Larger Than Life for 2026.*

E. 2026 Expectations

- i. This was tabled to March meeting to explore goals for measuring EDA success in 2026.

F. February Meeting Cancelled

5. Adjourn

- A. *Motion to adjourn the January EDA Meeting was made by Stafford and seconded by Ingalls.*
- B. *Motion carried 7-0*

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 5TH STREET E, MANTORVILLE, MN 55955

MINUTES

Monday, March 16, 2026
6:30 PM

1. **Call to Order**
 - x Brian Hindal x Chuck Bradford x Zach Krause x Kim Boyum
 - Troy Stafford x Bob Soland x Jeff Ingalls
2. **Approval of Meeting Minutes**
 - A. January 26, Minutes
 - i. *This was tabled for the April meeting.*
3. **Financial Report**
 - A. March 2026
 - i. *Berg Properties successfully paid off its loan in December 2025. Kieffer will now work with Kerrie Berg to ensure she has all the required documentation to submit to the County to remove the lien on this property.*
 - ii. *Seim Properties secured a loan in April of 2022 for \$35,000. Principal balance to date is \$26,754.87. This loan is scheduled to be paid off in April of 2029.*
 - iii. *Mantorville EDA currently has \$51,203.98 available in the Revolving Loan Program to assist local businesses.*
 - iv. *Motion to approve the March financial report was made by Bradford and seconded by Krause. Motion carried 6-0*
4. **New Business/Old Business**
 - A. Mantorville Art Guild Request
 - i. *Due to the weather, Cheryl Anderson was not able to attend the March EDA meeting. We will ask her to attend the April meeting and submit her request for assistance with purchasing a new storefront sign.*
 - B. Music in Mantorville
 - i. Grant update
 - ii. *Kieffer shared that the grant for \$9,000 was submitted, and a decision was to be made on Wednesday, March 18. Kieffer did learn that this grant was approved. More information will be shared at the April Meeting.*
 - C. Friends of Mantorville-Pickleball Courts
 - i. Grant update
 - ii. *Kieffer shared that the grant for \$12,000 was submitted, and a decision was to be made on Wednesday, March 18. Kieffer did learn that this grant was approved. More information will be shared at the April Meeting.*
 - iii. *Friends of Mantorville will be working with the City of Mantorville Council on an approved noise-reducing windscreen and will order it as quickly as possible.*
 - D. 2026 Expectations
 - i. *Thank you for the discussion centered around the 2026 goals for the Mantorville EDA. This will provide us with direction throughout the year. The following*



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ideas/projects were discussed:

- *SMIF Beautification Grant for cleaning limestone buildings in downtown.*
 - *Play equipment to further enhance Slingerland Park's amenities for residents.*
 - *Showers and bathrooms for the local campground.*
 - *Possibility of annexing land for an industrial park.*
 - *Marketing the Revolving Loan Fund Program to local businesses.*
 - *Shade options at Riverside Park for some shade relief for summer events like Music in Mantorville.*
 - *Recruiting new businesses to Mantorville*
- ii. 2026 Goals/Projects to receive primary focus
- ***Beautification grant through SMIF regarding cleaning the limestone buildings along Main Street.***
 - ***Exploring the possibility of adding shower and bathroom amenities for the public campground.***
 - ***Marketing the Revolving Loan Fund Program to assist local businesses with immediate needs.***
 - ***Recruiting new businesses to Mantorville is an ongoing EDA goal.***

E. *Larger Than Life Update*

- i. *28 artists shared their work in 2025. In 2026, there has been an increased interest, and Brian Tindal shared that there could be a potential increase to 33-34 artists.*

F. *April 20 Meeting Date/Time*

- i. *Due to a special council meeting being held in the Council chambers on April 20, the commissioners agreed to move this meeting to Tuesday, April 21, at 6:30.*

5. Adjourn

- A. *Motion to adjourn the March meeting was made by Bradford and seconded by Tindal. Motion carried 6-0.*

Next meeting is scheduled for Monday, April 21, 2026, at 6:30 p.m.