

PORT AUTHORITY OF WINONA MINUTES

DATE: July 12, 2007

PRESENT: Commissioners Cichanowski, Hansen, Borzyskowski, Glubka, Johnson and Thurley and Executive Secretary Sorensen

ABSENT: Commissioner Kiekbusch

1. **CALL TO ORDER – APPROVAL OF MINUTES**

The meeting was called to order at 4:00 p.m. by President Cichanowski. A motion was made by Commissioner Thurley, seconded by Commissioner Glubka to approve the minutes from the June 14, 2007 meeting. The motion carried with all Commissioners present voting aye.

2. **REMARKS BY THE PRESIDENT**

President Cichanowski suggested adjusting the agenda to New Business first.

3. **NEW BUSINESS**

A. 2006 Financial Report

Cliff Hoffman of Deloitte & Touché presented the 2006 Financial Report to the Port Authority of Winona. The City has a one-year growth rate of 4.5%. Capital Projects were strong without deficits within the funds. Mr. Hoffman explained that GASB 45 requires the City to report future health care obligations and Winona has a plan to do this. The estimated obligation is \$2 million.

Following Mr. Hoffman's presentation, Port Authority Commissioners accepted the Financial Report as submitted.

B. Investment Policy Updates

The Port Authority reviewed the revisions in the Investment Policy. After brief discussion a motion to approve the policy was made by Commissioner Glubka, seconded by Commissioner Hansen. The motion carried with all Commissioners voting aye.

4. **UNFINISHED BUSINESS**

A. Port Authority/Winona County Purchase of Land

The Port Authority Commissioners were asked to review the Winona County Resolution to sell land to the Port Authority of Winona. The land can then be sold to the Winona County Historical Society for their expansion project. A motion to approve a resolution for the land purchase was made by Commissioner Borzyskowski, seconded by Commissioner Johnson. Judy Bodway noted the negotiated price is to be the Winona County Assessor

Value currently \$85,600. The motion was called for a vote with all Commissioners present, voting aye.

RESOLUTION # 648

WHEREAS, the Port Authority of Winona supports the Winona County Historical Society Expansion Project; and

WHEREAS, the following actions will move the project forward.

NOW, THEREFORE, BE IT RESOLVED by the Port Authority of Winona that the following actions will be taken:

1. The Port Authority agrees to purchase the property, parcel # 32-000-1520, from Winona County for \$85,600.
2. The Port Authority shall provide a written agreement guaranteeing Winona County 24 parking stalls in a parking lot on the Chrysler Block except during a period where redevelopment construction is underway at which time equivalent parking shall be provided within two blocks of the Government Center building.
3. Winona County shall retain the use of the current parking area until the 24 parking stalls are available and approved for county use.
4. The Port Authority shall agree to ensure the reversion of title to the Port in the event a failure on the part of the Historical Society to raise the necessary funding or to commence the building project within two years of the transfer of title of the property.
5. The Port Authority agrees that in the event the property reverts back to the Port, the Port will sell back the property to Winona County as the same price they purchased it for.

5. PUBLIC HEARING

A. Sale of Property to Winona County Historical Society

Pursuant to the notice published on June 30, 2007, President Cichanowski opened the public hearing to consider the sale of land to the Winona County Historical Society. He called for anyone wishing to speak, to come forward.

Mark Peterson, Executive Director, Winona County Historical Society thanked the Port Authority Commissioners and staff for assisting with the project which will provide a 15,000 square foot expansion.

Mike Kennedy spoke in favor of the land sale to facilitate the project and suggested cooperation between the entities to continue.

Dave Stoltman thanked the Port Authority for their consideration of the land sale.

Laurie Lucas also thanked the Port Authority for their cooperation in the efforts for the expansion project.

Jim Erickson spoke in favor of the land sale and stated the Winona County Historical Society expansion will be a benefit to the greater Winona area.

President Cichanowski called two additional times for anyone wishing to speak to the issue to come forward. There being none, the public hearing was closed. A motion to approve the resolution for the sale of property was made by Commissioner Glubka, seconded by Commissioner Johnson, the motion carried, with all Commissioners present voting aye.

RESOLUTION # 649

WHEREAS, the Port Authority of Winona, pursuant to Minnesota State Statutes, Section 458.196, did place a notice, a copy of which with proof of publication is on file in the office of the Port Authority of Winona, of a public hearing of the proposed transfer of property owned by said Port Authority in a legal newspaper, said hearing to be held to determine whether it is in the best interest of the district and the people thereof, and that furtherance of the general plan of the Port Authority development and industrial development to transfer the land described in Exhibit "A" attached hereto; and

WHEREAS, the owner has been notified about the property described in Exhibit "A" which property will be owned by the Port Authority of Winona; and

WHEREAS, the Port Authority has investigated the facts of the proposed transfer of said land and terms and conditions of said transfer, and proposed use of said property and the relationship to the City of Winona and its business facilities of the Port Authority of Winona in general; and

WHEREAS, the proposed transfer meets the terms and conditions set forth by the Port Authority of Winona as its guide in determining if such proposals are in the best interest of the Port Authority district and the public.

NOW, THEREFORE, BE IT RESOLVED by the Port Authority of Winona:

1. That the Board of Commissioners of the Port Authority of Winona hereby finds, determines, and declares that it is in the best interest of the Port

district and the people thereof and in furtherance of the general plan to sell said real estate to the Winona County Historical Society for \$85,600.

2. Sale of the real estate is contingent on and subject to the terms, covenants, and conditions set forth in that certain County of Winona Resolution dated June 26th, 2007, a copy of which is attached hereto and incorporated herein by reference as Exhibit B and is subject to the Port Authority of Winona receiving title to the real property from the County of Winona.
3. The Historical Society must raise the funds necessary for construction of the improvements or commence the building project within two years from the date of closing. If not, the real estate shall revert to the Port Authority who will then refund to the Winona County Historical Society the purchase price without interest.
4. The Winona County Historical Society may not sell the real estate within five years without approval from the Port Authority.

The actions of the Executive Secretary of the Port Authority of Winona in causing public notice of the proposed transfer and in describing the terms and conditions of such transfer, which have been available for inspection by the public at the office of the Port Authority from and after the publication of the hearing, are in all respects ratified and confirmed.

6. OLD BUSINESS

A. Extension of Lease Agreement

The Port Authority has a current lease of the Commercial Dock facility with CD Corporation. CD Corporation is looking to extend this lease for two years until February 2010 while the Port Authority and Riverfront Committee review options for a new dock facility in the harbor. A motion to authorize the President and Executive Secretary to enter into the Amendment to the lease was made by Commissioner Johnson, seconded by Commissioner Borzyskowski. All Commissioners present voted aye.

B. Quotes for Railroad Dike Breach work

The following quotes were received on July 11, 2007, for the Aghaming Park Railroad Dike Breach Project as a part of the Commercial Harbor Mitigation Project:

A-1 Excavating, Inc.	\$36,380.40
Winona Mechanical	\$42,947.00
Winona Excavating	\$50,490.00
Engineers Estimate	\$38,564.00

A motion to approve to approve the Resolution below accepting the low bid with A-1 Excavating, Inc. was made by Commissioner Thurley, seconded by Commissioner Borzyskowski. The motion carried with all Commissioners present voting aye.

RESOLUTION # 649

BE, IT, RESOLVED by the Port Authority of Winona that the Port Authority enter into a contract for the Railroad Dike Breach Wetland Mitigation Project in accordance with the specifications on file with the City Engineer and that the President and Executive Secretary of the Port Authority execute the contract: and

BE, IT, FURTHER RESOLVED that the quote submitted by A-1 Excavating Inc., in the amount of \$36,380.40 being the most favorable proposal is hereby accepted and that the bidder execute said contract and furnish bond in the amount required by the specifications or by law.

7. OTHER BUSINESS

Prior to Adjourning the Commissioners were invited to attend a City Council project tour scheduled for Saturday July 21, 2007 8:30 to 12:30. The August meeting date was changed to August 16, 2007.

8. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Johnson, seconded by Commissioner Hansen. The motion carried. The meeting was adjourned at 5:00 p.m.

Lucy McMartin
Program Development Director