

PORT AUTHORITY OF WINONA MINUTES

DATE: May 17, 2007

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

ABSENT: None

1. CALL TO ORDER – APPROVAL OF MINUTES

President Cichanowski called the meeting to order at 4 p.m. A motion to approval the minutes from the April 19, 2007 meeting was made by Commissioner Johnson, seconded by Commissioner Kiekbusch. The motion carried with all Commissioners voting aye.

2. REMARKS BY THE PRESIDENT

President Cichanowski had no remarks.

3. NEW BUSINESS

A. Technology Park Phase II Bids

Bids were received on May 14, 2007 as follows:

Bidder	Schedule A & B	Schedule C	TOTAL BID
Winona Excavating Co.	\$517,827.10	\$517,446.25	\$1,035,273.35
McHugh Excavating & Plumbing, Inc.	\$657,465.70	\$628,110.00	\$1,285,575.70
Winona Mechanical, Inc.	\$713,181.50	\$724,596.50	\$1,437,778.00
Road Constructors, Inc.	\$711,760.90	\$731,640.25	\$1,443,401.15
A-1 Excavating, Inc.	\$678,508.00	\$805,670.00	\$1,484,178.00
Hoffman Construction Co.	\$722,929.00	\$878,125.00	\$1,601,054.00
Griffen Construction Co.	\$805,823.45	\$1,083,000.00	\$1,888,823.45
Jech Excavating, Inc.	\$851,443.71	\$1,246,470.00	\$2,097,913.71
Blitz Construction	\$1,120,457.30	\$1,989,206.25	\$3,109,663.55

Engineer's Estimate:	Schedule A & B	\$ 823,091.00
	Schedule C	\$1,151,585.00
		\$1,974,676.00

Staff recommended acceptance of the low bid submitted by Winona Excavating of \$1,035,273.35.

A question was raised concerning the spread of bids from \$1.035 million to \$3.3 million. Brian DeFrang, City Engineer, stated the bids were fairly even spaced. Winona Excavating was familiar with the site as they have done previous work in the Park. Site removal is on a per unit basis and the amount to be removed will be billed at the unit price. The project is to be completed by September 30, 2007.

Silt will be removed to 3 sites in Lake Park, behind the band shell and two sites near the tennis courts in the east end. All three sites will be graded and seeded when finished.

Commissioner Borzyskowski moved, Glubka seconded to approve the following resolution. The motion carried with all Commissioners voting aye.

RESOLUTION

BE IT RESOLVED by the City of Winona and Port Authority of Winona, Minnesota, that they enter into a contract for Technology Park Construction Phase II in accordance with the specifications dated April 23, 2007 covering the same and on file with the City Clerk and Port Authority, and that the President and Executive Secretary of the Port Authority execute the contract; and

BE IT FURTHER RESOLVED that the proposal of Winona Excavating Company, in the amount of \$1,035,273.35 it being the most favorable proposal received and it being the lowest responsible bidder therefore, be and the same is hereby accepted, and that the bidder execute said contract and furnish bond in the amount required by the specifications or by law.

4. NEW BUSINESS

A. Winona County Historical Society Project

President Cichanowski said the Port has met with the Historical Society and Winona County to discuss this project. The Port offered to provide lost parking within 2 blocks with the understanding the County would give the land to the Historical Society. Winona County now intends to sell the property at market value to the Historical Society.

The project was recommended to move forward. The recommendation was to allow the county to have replacement parking for up to 30 years but not for any other potential purchaser of the property. This project is good for the whole county and the City is part of Winona County.

A question was asked about parking within two blocks. Staff replied that the Port has a number of other lots within that distance which could be used to provide parking for Winona County employees.

The Historical Society has agreed to pay for the property at the assessor's value of \$85,600. This issue is different from the resolution already passed by the Port Authority. Another difference was the request for a joint powers agreement with the County EDA to allow the County EDA to undertake this activity on behalf of the Port Authority within the Port's operation area. This would eliminate the need for the City to enter into the project.

After further discussions, Commissioner Borzyskowski moved, seconded by Commissioner Glubka, carried by unanimous vote to approve the following resolution:

RESOLUTION

WHEREAS, the Port Authority of Winona continues to support the Winona County Historical Society Expansion Project; and

WHEREAS, the Port Authority continues to be willing to provide replacement parking to Winona County to facilitate the Winona County Historical Society Project.

NOW, THEREFORE, BE IT RESOLVED that the Port Authority of Winona hereby commits to the following:

- Entering into a Joint Powers Agreement with the Winona County EDA to allow the project within the Port Authority's operation area.
- Commits to provide 24 parking stalls for Winona County if the Winona Historical Society is successful in acquiring the land currently owned by Winona County for their expansion project. The parking will be on the Chrysler Block except when redevelopment construction is underway at which time the parking will be provided within two blocks of the Government Center building.

Mark Peterson, Executive Director of the Winona County Historical Society, thanked the Port Authority Commissioners and staff for their continued support and desire to make the Historical Society Expansion Project happen.

B. 2007 Budget Changes for Fund 947 and Fund 911

Staff recommended a 2007 budget for the Technology Park improvements. Commissioners requested changes to the budget proposed based on the bid accepted earlier in the meeting.

Commissioner Thurley moved, Commissioner Kiebusch seconded, and carried to approve the 2007 budget for Technology Park with the numbers revised to accept the bid accepted at tonight's meeting. The revised 2007 budget is as follows:

947-33408 State Grants	\$300,000
947-39109 Transfer In	\$600,000

947-46511-7309	\$900,000
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In addition to this, there are City approved funds in the budget for the storm water retention pond portion of the project.

Port General Fund changes

911-3604 Sale of Property	\$745,000
911-39810 Reserved Source	<u>\$155,000</u>

Total	\$900,000
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911-49109-8029 Transfer Out	\$900,000
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5. FINANCIAL REPORTS

The Port Authority Commissioners reviewed the financial information and it will be placed on file. The Commissioners were reminded that Cliff Hoffman will be presenting the Port Authority Financial Report at the July 12th meeting.

6. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Johnson, seconded by Commissioner Kiekbusch and the meeting was adjourned at 4:35 p.m.

Judith Bodway
Assistant City Manager for Economic Development