

PORT AUTHORITY OF WINONA MINUTES

DATE: November 20, 2006

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

ABSENT: None

1. CALL TO ORDER – APPROVAL OF MINUTES

The meeting was called to order at 4 p.m. by President Cichanowski. A motion to approve the minutes from the October 12, 2006 meeting was made by Commissioner Thurley, seconded by Commissioner Borzyskowski. The motion carried with all Commissioners voting aye.

2. REMARKS BY THE PRESIDENT

President Cichanowski made the following comments about the articles in the local news media concerning the local option sales tax:

- The referendum question was to Dredge Lake Winona.
- Riverbend provided a location to deposit the dredge material and it then developed land for future use.
- The sales tax ended two years early.
- All cities must follow Minnesota Department of Revenue requirements about 90 day notification to end a tax. Any extra funds received during this time went to the project.
- Any additional dredging to fill the area Menards bought from Badger Foundry was paid for by Menards - \$656,000 to be exact.
- A small portion of the land was used for retail 12- 15 acres and the rest is industrial. The media coverage saying the entire fill went for retail development is clearly a false statement.
- Any environmental concerns which are not unusual for a project of this size and nature were addressed.
- The retail area that always gets mentioned has a 2006 value of nearly \$26 Million and generated over \$760,000 in taxes each year. That means less tax others have to pay.
- Side note-The Port gets \$7,638 of that or about 1% for their work and effort. This is used for debt service not for Port operations.

President Cichanowski noted that the Port Authority does the work and receives the smallest tax return. The City is also low on the tax receipts. The commercial and industrial property taxes are divided as, 30% State, 28% County, 20% City, 18% School District and 1% Port.

3. **NEW BUSINESS**

A. **Public Hearing – Sale of land to Habitat for Humanity Winona County**

Pursuant to a public hearing notice published on November 7, 2006, the Port Authority is requested to consider the sale of a parcel of property in the Edward Street Subdivision to Habitat for Humanity Winona County. The Port Authority approved the concept of platting the lots and selling one lot to Habitat for \$1.00 and costs related to the platting at the July 13th meeting. The Port Authority is requesting approval of the final plat at the City Council meeting tonight. The property would be sold to Habitat for \$2,750 which would cover the proportional share of costs related to the plat.

President Cichanowski opened the public hearing and asked for any one to speak on the issue.

Nancy Iglesias, Executive Director, spoke to the Port Authority. She introduced Board member Russ Rattunde. Ms. Iglesias stated that Habitat was thrilled to have this lot and it is difficult to find affordable lots. This lot is a dream come true and on behalf of Habitat and the new family who will have it as a home, thank you.

President Cichanowski asked for anyone to speak on this sale of property. There being no other comments, President Cichanowski closed the public hearing.

Judy Bodway stated that the property being developed into the Edwards Street plat is property that remains after the Pelzer Street project is built. The property was acquired since the residential properties would not have access to Pelzer and a portion of their properties including the building areas was used for Pelzer Street. This was to clarify some information that the property was acquired but not needed for Pelzer.

Commissioner Kiekbusch moves, Commissioner Johnson seconded, the motion carried to approve the following resolution:

RESOLUTION # 638

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 sale 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 sell the land described in Exhibit "A" attached hereto, and

WHEREAS, Habitat for Humanity Winona County, has submitted a proposal to purchase said property described in Exhibit "A" which property is owned by the Port Authority of Winona; and

WHEREAS, the Port Authority has investigated the facts of the proposed sale of said land and terms and conditions of said sale, 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 project, presented by **Habitat for Humanity Winona County** 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 **Habitat for Humanity Winona County**.
2. The actions of the Executive Secretary of the Port Authority of Winona in causing public notice of the proposed sale and in describing the terms and conditions of such sale, 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.
3. The property is being sold for **\$2,750.00**.

B. Transfer of Funds

The Port Commissioners were asked to transfer additional funds to cover the final costs for the Technology Park Phase One construction project. The final amount needed was \$133,000. The Commissioners approved a transfer last month also.

Commissioner Kiekbusch moved, Schwab seconded, carried to approve the following transfer of funds:

911-49109-82029	Transfer Out	\$133,000
947-39109	Increase	\$133,000

4. **NEW BUSINESS**

A. **Entrepreneur Event Sponsorship**

Judith Bodway explained that the Port Authority is being requested to be a sponsor of an upcoming Entrepreneurial Event scheduled for December 12th. The goal for the event is to establish an inventor/entrepreneur club in the Winona area. There is no fee for sponsorship.

Commissioner Johnson moved to approve the motion, seconded by Commissioner Glubka. The motion carried for the Port Authority to be a sponsor for the Entrepreneurial Event on December 12, 2006, with all Commissioners voting aye.

5. **FINANCIAL REPORTS**

Mary Burrichter pointed out the deficit in Fund 947, Technology Park. She further explained that action taken earlier in the meeting by the Port Authority would cover the deficit.

Ms. Burrichter reviewed the hand outs from the Winona County Assessor's meeting with the City Council. President Cichanowski stated the need to grow new construction for growth of property values. Commissioner Kiekbusch requested information on property tax distributions for similar cities in the State of Minnesota. It was pointed out that Winona has about 30% of its property as tax exempt. President Cichanowski stated that the breakdown for property tax distribution from commercial/industrial property is as follows: 33% State of Minnesota, 28% Winona County, 20% City of Winona, 18% School District and 1% Port Authority. The City and Port combined only receive 21% of the property tax but do the work to create the growth.

6. **ADJOURNMENT**

Commissioner Kiekbusch moved to adjourn the meeting, seconded by Commissioner Glubka. The motion carried with all Commissioners voting aye to adjourn the meeting as 4:25 p.m.

Judith Bodway
Director of Economic Development