

PORT AUTHORITY OF WINONA MINUTES

DATE: October 14, 2004

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

ABSENT: Commissioner Cichanowski and Thurley

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

The meeting was called to order at 4:00 p.m. by Vice President Schwab. A motion was made by Commissioner Borzyskowski, seconded by Commissioner Glubka, to approve the minutes from the September 9, 2004 meeting. The motion carried with all Commissioners present voting aye.

2. **REMARKS BY THE PRESIDENT**

Vice President Schwab welcomed George Borzyskowski to the Port Authority representing the City Council.

3. **PUBLIC HEARING**

Pursuant to a public hearing notice published on October 3, 2004, the Port Authority held a public hearing considering sale of property to Sandra Creeley and Joseph Stoltman. This sale represents surplus property transferred to the Port Authority from the City of Winona. The Port could sell the adjacent property to the owners for their use.

Vice President Schwab opened the public hearing. He asked anyone who wish to speak to come forward and state their name and address. Vice President Schwab called two additional times for anyone wishing to speak to come forward. There being none, the public hearing was closed and a motion to introduce a resolution for the sale or transfer of property was made by Commissioner Borzyskowski, seconded by Commissioner Kiekbusch. The motioned carried with all Commissioners present voting aye. Following are the resolutions:

4. **OLD BUSINESS**

A. ***Pelzer Street Homes***

Port Authority Commissioners were asked to review the disposal of the Pelzer Street homes. Commissioners reviewed the possibility to sell the nineteen homes acquired through a public auction. Staff explained that a

number of criteria would have to be met by the potential buyers of the homes including;

- Performance bonds or cashier checks in an amount of \$10,000.
- The owners would be required to comply with appropriate lead and asbestos requirements.
- Owners would be required to forfeit the home if it wasn't moved by specified date.

Brief discussion about the auction and timeline was discussed by Port Authority Commissioners. Discussion took place about responsibility for filling the basements and removal of the foundations. The motion to approve the public auction was amended noting that staff was to review and contact the engineer of the project to discuss foundation removal. A motion to approve disposing of the homes through a public auction was made by Commissioner Glubka seconded by Commissioner Kiekbusch and the Port Authority Commissioners approved of the first component of the project that being a public auction.

Port Commissioners then discussed the negotiating committees plan for retaining 5 homes in moving them to Port property that will be retained to project completion. A motion was made to approve for the Port moving forward with the project was made by Commissioner Johnson, seconded by Commissioner Kiekbusch. Staff explained the project would include the Port reviewing homes and retaining 5 of them. Services for constructing basements and upgrading the homes would be contracted for and the homes would be moved and sold to first time home buyers at affordable prices. General discussion by Commissioners regarding the project took place. Commissioners Kiekbusch and Glubka were concerned about reviewing a budget for the proposed project. Commissioner Schwab noted that Port Authority funds would have to be spent to undertake the project and then upon sale, the revenues would be going back into the Pelzer Street Project. Commissioner Johnson commented that utilizing the remaining land and moving the homes for sale at affordable levels to first time home buyers would serve a purpose of providing affordable housing and would be similar to Jimmy Carter Place. Commissioner Glubka noted that although it's a worthy cause the timeline and budget concerns were of issue to her. Commissioner Glubka further commented that the private sector appeared to be interested in undertaking a project of buying and moving the homes. Upon further discussion the motion to approve of the Port Authority proceeding with a project of retaining and moving approximately 5 homes called for a vote. Voting aye were Commissioners Johnson and Borzyskowski. Voting nay were Commissioners Kiekbusch, Glubka and Schwab. The motion for the Port Authority to proceed failed.

5. FINANCIAL REPORTS

Finance Director, Mary Burrichter reviewed the financial reports including the Riverfront TIFConstruction Fund. It was noted that this fund would have all of the funds transferred out by July 2005 for the Pelzer Street Reconstruction Project. The financial reports will be placed on file.

6. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Johnson, seconded by Commissioner Kiekbusch. The meeting was adjourned at 4:40 p.m.

Judith Bodway
Director of Economic Development