

PORT AUTHORITY OF WINONA MINUTES

DATE: September 9, 2004

PRESENT: President Cichanowski, Commissioners Schwab, Thurley, Johnson, Glubka

ABSENT: Commissioner Kiekbusch, Borzyskowski and Executive Secretary Sorensen

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 Johnson, seconded by Commissioner Glubka, to approve the minutes from the August 19, 2004 meeting. The motion carried with all Commissioners present voting aye.

2. REMARKS BY THE PRESIDENT

President Cichanowski had no remarks.

3. PUBLIC HEARING

A. Severson

Pursuant to a public hearing notice published on August 29, 2004, the Port Authority held a public hearing for the proposed sale of property to Tom & MaryAnn Severson. This sale relates to Menard Road Part B for the Riverbend Industrial Park. Equal size properties are proposed to be transferred between the Port and Mr. Severson for the road.

President Cichanowski opened the public hearing. He asked anyone who wish to speak to the issue to come forward and address the Port Authority Commissioners. He called two additional times for anyone to come forward. There being no one to speak, the motion to approve the resolution for the sale of land was called for a vote. The motion was made by Commissioner Glubka, seconded by Commissioner Thurley to approve the sale of land and the resolution related to that parcel. The motioned carried with all Commissioners present voting aye. Following is the resolution:

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, Tom and MaryAnn Severson have 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 **Tom and MaryAnn Severson**, meet 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 **Tom and MaryAnn Severson**.
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 \$1.00.

EXHIBIT A

PROPOSED LEGAL DESCRIPTIONS PREPARED FOR THE CITY OF
WINONA PORT AUTHORITY

PARCEL 1 (Port Authority to Severson)

That part of the Northwest Quarter of the Northwest Quarter of Section 36,
Township 107, Range 7, Winona County, Minnesota, described as follows:

Commencing at the northeast corner of Severson's Retail Subdivision, according to the recorded plat thereof, said Winona County; thence North 89 degrees 35 minutes 16 seconds East, along the south line of Riverbend Retail Park, according to the recorded plat thereof, said Winona County, 200.00 feet to the point of beginning of the land to be described; thence South 01 degrees 29 minutes 46 seconds East, 400.00 feet to the north line of Riverbend Industrial

Park Subdivision No. 2, according to the recorded plat thereof, said Winona County; thence North 89 degrees 35 minutes 16 seconds East, along said north line of Riverbend Industrial Park Subdivision No. 2, a distance of 60.01 feet; thence North 01 degrees 29 minutes 46 seconds West, 400.00 feet to a point on said south line of Riverbend Retail Park distant 60.01 feet easterly of the point of beginning; thence South 89 degrees 35 minutes 16 seconds West, along said south line of Riverbend Retail Park, 60.01 feet to the point of beginning.

4. **NEW BUSINESS**

A. **Transfer of Funds**

Staff recommended the transfer of \$2,000,000 from the Riverfront TIF to Pelzer Street for land acquisition for the Pelzer Reconstruction Project. A motion was made by Commissioner Thurley, seconded by Commissioner Scwab to approve the transfer.

B. **Jimmy Carter Place Close-Out**

The Port Authority and City portion of the Jimmy Carter Place Housing Development is now complete. Three town homes were built and four Port Authority homes were constructed and funds to help homeowners buy the homes were secured by the City and administered by the Port Authority. A fund balance remains and staff is proposing to transfer the fund balance to the City's West Central Neighborhood Revitalization Program. This is a housing program to help people rehabilitate their homes in the neighborhood surrounding the Jimmy Carter Place Development. A motion to approve the resolution for the transfer was made by Commissioner Johnson, seconded by Commissioner Thurley. It was noted that the resolution would be changed and would just state the "fund balance" which is approximately \$15,800. The motion to approve the modified resolution was called for a vote with Commissioner Cichanowski, Schwab, Thurley and Johnson voting aye and Commissioner Glubka abstaining. The motion carried. Following is the modified resolution:

WHEREAS, the Port Authority of Winona supports the efforts to preserve affordable housing in the City of Winona through rehabilitation of the existing housing stock; and

WHEREAS, the Minnesota Housing Finance Agency and Greater Minnesota Housing Fund Single Family Request for Proposal has provided financial assistance for the rehabilitation of homes belonging to low and moderate income families; and

WHEREAS, the City of Winona is a legal applicant and sponsor for the Minnesota Housing Finance Agency programs.

NOW, THEREFORE, BE IT RESOLVED that the Port Authority approves of the transfer of the fund balance from Fund 209 - Jimmy Carter Place to City Fund 126 - West Central West Central Revitalization fund to assist in financing the home improvement loan program.

5. FINANCIAL REPORTS

Finance Director, Mary Burrichter reviewed the Riverfront and Jimmy Carter Place financial budget reports. The financial reports will be placed on file.

6. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Schwab, seconded by Commissioner Johnson. The meeting was adjourned at 4:20 p.m.

Judith Bodway
Director of Economic Development