

# PORT AUTHORITY OF WINONA MINUTES

DATE: February 10, 2005

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

ABSENT: Commissioner Kiekbusch and Schwab

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## 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 Borzyskowski, seconded by Commissioner Johnson, to approve the minutes from the January 13, 2005 meeting. The motion carried with all Commissioners present voting aye.

## 2. **REMARKS BY THE PRESIDENT**

President Cichanowski had no remarks.

## 3. **NEW BUSINESS**

### A. **Public Hearing – Sale of Property to PAFT L.L.P.**

Pursuant to a public hearing notice published on January 30, 2005, President Cichanowski opened the public hearing regarding sale of property in J.T. Schain Industrial Park to PAFT L.L.P. President Cichanowski asked for anybody wishing to speak to the issue to come forward at this time.

Rodney Allen, a partner in PAFT L.L.P. and JMW Enterprises Inc. came forward to describe the project that JMW was proposing in Winona. Mr. Allen explained that JMW is currently located in a 12,000 square foot facility in Rushford, Minnesota. The space they occupy would be utilized by Riverside Electronics in Rushford and JMW would build a 25,000 square foot facility in Winona. The facility would have the ability to be expanded to 50,000 square feet. He further noted that PAFT L.L.P. owns the Riverstar property also located in J.T. Schain Industrial Park.

President Cichanowski called two additional times for anybody wishing to speak regarding the sale of property to come forward. There being none the public hearing was closed and a motion to approve the resolution for the sale of land was made by Commissioner Johnson, seconded by Commissioner Glubka. All Commissioners present voted aye for the sale of property, Lots 4 and 5 in J.T. Schain Industrial Park for \$204,000.00.

**RESOLUTION # 615**

**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**, *PAFT L.L.P.* 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 *PAFT L.L.P.*, 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 *PAFT L.L.P.*
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 \$204,000.00 for approximately 3.4 acres.

***B. Public Hearing – Trade of Property with U.S. Government***

Pursuant to a public hearing notice published on January 26, 2005, President Cichanowski opened a public hearing to consider the trade of property between the Port Authority and the U.S. Government Department of Interior. He opened the public hearing and called for anybody wishing to speak to the issue to come forward. He called an additional two times for anyone wishing to speak regarding the sale of property at the public hearing to come forward. There being none, the public hearing was closed.

A motion to approve a resolution for the trade of property was made by Commissioner Johnson, seconded by Commissioner Borzyskowski. Brief discussion about the sale and exchange of property with the U.S. Fish and Wildlife Service took place. The operations currently located on Kansas Street will be split with the maintenance division moving to Goodview and the sign shop moving to J.T. Schain Industrial Park. Assistant Executive Secretary Bodway explained that both of the properties had been appraised and the difference of \$37,300 would be paid by the Port Authority. This is one of the first steps in relocating the rail storage yard currently located in Levee Park to the east. After further general discussion, the motion was called for a vote with all Commissioners present voting aye on the resolution.

**RESOLUTION # 616**

**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**, the United States Government, Department of Interior, 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 and trade 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 the U.S. Fish and Wildlife Service, 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 United States Government Department of Interior.
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 being traded includes 1.85 acres to the Port Authority and 2.73 acres to the United States Government at a cost of \$37,300 to the Port Authority.

**4. OLD BUSINESS**

**A. Bids for Asbestos Removal**

Bids were received on Friday, February 4, 2005 for the removal of asbestos in homes that will be demolished as part of the Pelzer Street Reconstruction Project. The bids were as follows:

Envirobate Metro	\$ 25,300
Enviro Tech Remediation	\$ 27,700
Titan Environmental	\$ 42,480
VCI Asbestos Abatement Co.	\$ 45,175
Vruno & Williams	\$ 49,500
ASBESBEGON LLC	\$ 58,455
Mavo Systems	\$ 63,180

Lucy McMartin explained the lowest responsible bidder meeting the requirements of the bid specifications was Enviro Tech Remediation with a bid of \$ 27,700. She further explained that the low bidder did not meet all

the conditions of the bid specifications in that they did not attend a pre-bid walk through to view site conditions. This is standard in asbestos removal. A recommendation to accept the lowest responsible bidder meeting the requirements was recommending by staff. A motion was made by Commissioner Thurley, seconded by Commissioner Borzyskowski to approve the bid of \$ 27,700 with Enviro Tech Remediation.

**RESOLUTION # 617**

**WHEREAS**, the Port Authority of Winona solicited bids for the removal of asbestos related to the Pelzer Street Reconstruction; and

**WHEREAS**, bids were received and opened on February 4, 2005; and

**WHEREAS**, seven bids were received with Enviro Tech Remediation being the lowest responsible bidder in accordance with the specifications with a bid price of \$27,700.

**NOW, THEREFORE, BE IT RESOLVED** by the Port Authority of Winona that a contract for the removal of asbestos with Enviro Tech Remediation be prepared and that the President and Executive Secretary be authorized to sign the appropriate documents.

**5. FINANCIAL REPORTS**

The Port Authority reviewed the financial reports in the new format. It was noted that funds cash existed in the general fund of the Port Authority for the land exchange with the U.S. Fish and Wildlife Service.

**6. OTHER**

Prior to adjourning President Cichanowski appointed a Nominating Committee of Commissioner Thurley and Schwab. He further noted that the Port Authority meeting in March would be held on March 8<sup>th</sup> @ 3:30 p.m. and directed staff to email Commissioners regarding this change. (Since cancelled)

Commissioner Borzyskowski brought forth a question regarding the status of the Peerless Chain property. Staff explained that the rezoning request for residential use for this parcel of land had been withdrawn by the potential buyers of that property. Commissioner Borzyskowski expressed that the Port Authority may wish to look into utilizing or purchasing this property for industrial land uses.

**7. ADJOURNMENT**

A motion to adjourn the meeting was made by Commissioner Borzyskowski, seconded by Commissioner Thurley. The motion carried with all Commissioners present voting aye. The meeting was adjourned at 4:30 p.m.

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Judith Bodway  
Director of Economic Development