



PORT AUTHORITY OF WINONA

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AGENDA

DATE: October 12, 2006
TIME: 4:00 P.M.
PLACE: Council Chambers, City Hall

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

Approval of the minutes from the September 14, 2006 meeting.

2. **REMARKS BY PRESIDENT**

3. **OLD BUSINESS**

A. Port Authority Extended Contract for Commercial Dock Lease

The lease with CD Corp for operation of the Port Authority Commercial Dock expires in 2006. The Port Riverfront Committee recommends an extension for one year. The extension will allow the Port to review the operations of the dock and options for creating a more efficient layout. If the Port Authority Commissioners concur with the Committee recommendation, a motion to authorize the President and Executive Secretary to enter into an extended lease agreement would be appropriate.

B. Port Authority License Agreement for Barge Fleeting

Port Authority Commissioners approved to advertise and accept inquiries for Barge Fleeting Operations at the August 2006 meeting. The License Agreement for fleeting would begin with the 2007 shipping season. The Port Authority received one Letter of Inquiry for barge fleeting services in the Winona Commercial Harbor. The letter was from Artco Fleeting Services, the current operator.

If the Commissioners concur with the Riverfront Committee recommendation, a motion authorizing the President and Executive Secretary to enter into a License Agreement would be appropriate.

4. **FINANCIAL REPORTS**

5. **ADJOURNMENT**

PORT AUTHORITY AGENDA ITEM

AGENDA ITEM: Approval of Minutes

DATE: October 12, 2006

Following are the minutes from the September 14, 2006 meeting for Commission's review and approval.

PORT AUTHORITY OF WINONA MINUTES

DATE: September 14, 2006

PRESENT: President Cichanowski, Commissioners Borzyskowski, Johnson
Thurley and Kiekbusch

ABSENT: Commissioners Glubka, Schwab 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 to approve the minutes from the August 16, 2006 meeting was made by Commissioner Johnson, seconded by Commissioner Kiekbusch. The motion carried with all Commissioners present voting aye.

2. REMARKS BY THE PRESIDENT

President Cichanowski said he hoped the action of the Port Authority this afternoon would help with future plans for the Winona County Historical Society in their expansion efforts.

3. NEW BUSINESS

A. *Winona County Historical Society*

President Cichanowski stated that the Port Authority had been meeting with the Winona County Historical Society, Winona County and the City of Winona concerning the challenge grant offered to the Historical Society. The Port Authority's involvement would be in relation to providing replacement parking for Winona County. Commissioner Borzyskowski asked about the legalities that were noted in the recent media coverage of the meetings between the City and County. Staff reported that Briggs and Morgan prepared an opinion stating that the statute does give adequate authority for the sale but the decision and official action on the land exchange between Winona County and the Winona County Historical Society would have to be considered by Winona County. President Cichanowski said the Port Authority wanted to do their part for the Historical Society Project.

Commissioner Johnson read a letter acknowledging the generosity of the Winona community and stated the philanthropic spirit should be supported. He further recognized that there are times when community projects come at an expense to entities or individuals affected by the project but never the less the support to act responsibly to educate and nurture future generations is vital to the community.

Commissioner Thurley is pleased of the Port Authority's positive role in trying to move this project forward for the Winona County Historical Society. The motion to approve the resolution providing replacement parking of 24 stalls provided that the Winona County gives the Johnson Street Parking Lot to the Winona County Historical Society was called for a vote. All Commissioners present voted aye on the motion.

RESOLUTION

WHEREAS, the Port Authority of Winona supports the Winona County Historical Society expansion project; and

WHEREAS, the Port Authority is willing to provide replacement parking to Winona County to facilitate the Historical Society project.

NOW, THEREFORE, BE IT RESOLVED that the Port Authority of Winona hereby commits to provide Winona County with 24 parking stalls, within two blocks of the Winona County Government Center for a period of 30 years if Winona County provides the land for Winona County Historical Society Expansion Project.

4. FINANCIAL REPORTS

Finance Director, Mary Burrichter, presented the financial reports to the Port Authority Commissioners. She asked that all the Port Commissioners review the financials and call her with any questions they may have. The report is placed on file.

5. ADJOURNMENT

A motion to adjourn the meeting was made by Commissioner Kiekbusch, seconded by Commissioner Johnson, the motion carried with all Commissioners present voting aye. The meeting was adjourned at 4:20 p.m.



Lucy McMartin
Program Development Director

PORT AUTHORITY AGENDA ITEM

AGENDA ITEM: Port Authority Extended Contract for Commercial Dock Lease

DATE: October 12, 2006

The Port Authority has a current lease of the Port Authority Commercial Dock facility with CD Corporation through March 2007. CD Corporation is looking to extend its lease for one year.

After review and discussion the Riverfront Committee recommends approval of an extended lease with CD Corp of Winona with the following conditions:

- The facility would be leased beginning March 2007.
- The lease would be for one year.
- A \$65,000 annual payment.
- The lease agreement will note the site must be maintained in an orderly condition and be graded as the current lease requires.
- The lessee would pay the property taxes as the current agreement requires.

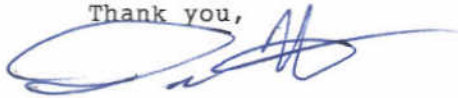
If the Port Authority Commissioners concur with the Committee recommendation a motion to authorize the President and Executive Secretary to enter into an extended lease agreement as outlined above, would be appropriate.

September 20, 2006

Winona Port Authority:

We are requesting an extension of one year to lease the dock,
while the Port Authority is evaluating the future of the dock
at it's current location.

Thank you,

A handwritten signature in blue ink, appearing to read "Chris & Dan Nisbit". The signature is stylized and somewhat illegible, with a large loop on the left side.

Chris & Dan Nisbit
CD Corp

PORT AUTHORITY AGENDA ITEM

AGENDA ITEM: Port Authority License Agreement for Barge Fleeting

DATE: October 12, 2006

Port Authority Commissioners approved to advertise and accept inquiries for Barge Fleeting Operations at the August meeting. The Licenses Agreement for fleeting would begin with the 2007 shipping season. The Port Authority received one Letter of Inquiry for barge fleeting services in the Winona Commercial Harbor. The letter was from Artco Fleeting Services, the current operator.

The Riverfront Committee reviewed the proposal submitted and recommended changes based on information and research prepared by staff. A report and recommendation on the terms of the License Agreement will be presented at the Port Authority meeting.

If Commissioners concur following the report and recommendation of the Riverfront Committee, a motion authorizing the President and Executive Secretary to enter into a License Agreement would be appropriate.