

PORT AUTHORITY OF WINONA MINUTES

DATE: March 14, 2019

PRESENT: Commissioners: Cichanowski, Thurley, Borzyskowski, Lucas, Hansen, Gorman and Executive Secretary Sarvi

ABSENT: Commissioner Johnson

STAFF PRESENT: Director of Community Development Lucy McMartin; Development Coordinator Myron White; Finance Director Mary Burrichter

1. CALL TO ORDER – APPROVAL OF MINUTES

The meeting was called to order at 4:00 PM by President Cichanowski. A motion was made by Commissioner Borzyskowski and seconded by Commissioner Lucas to approve the January 17, 2019 minutes. The motion carried with all Commissioners present voting aye.

2. REMARKS BY PRESIDENT

President Cichanowski had no comments.

3. OLD BUSINESS

A. DOWNTOWN STRATEGIC PLAN

Lucy McMartin introduced Will Kratt of ISG and mentioned stakeholder input meetings would be held throughout the day on Thursday, March 21st.

Will Kratt provided an overview of ISG's work in Winona which has included Levee Park plans and the City's Comprehensive Park Plan. He outlined their schedule to complete the Downtown Strategic Plan:

March:	Civic Engagement
April:	Cost estimates/draft plans
May:	Finalize plan, cost, implementation plan
June/July:	Consider adoption

Mr. Kratt went on to explain that, based on staff input, the plan would include an analysis of:

- Cleanliness and Beautification
- Public Infrastructure
- Development and Redevelopment opportunities
- Parking
- Public Safety
- Implementation and funding

In a brainstorming session that ensued, Port Authority members highlighted items they would like to see incorporated into the plan:

- Downtown Vitality
- Retail, Dining, experiences for the entire family
- The creation of good paying jobs
- Retention of a younger demographic
- Parking: Public/Private partnerships
- Implementation strategies
- Build on past/current successes
- Stakeholder buy-in strategies
- Available funding resources

B. UPDATE: 60 MAIN

Director of Community Development McMartin provided a brief history of the Port-owned 60 Main Development opportunity. She explained 60 MIN was one of the first Opportunity Winona projects. The history:

- After review of proposals in early 2017, Port Commissioners directed staff to work toward the development proposed by Sherman and Associates.
- Since May of 2017 staff met with developer roughly 12 times and discussed several development scenarios. It became evident that the proposed original development would present challenges and a phased approach may be requested.
- Toward the end of 2018, Sherman was no longer responding to staff inquiries
- Negotiations between the Port and Sherman have ceased

Director McMartin explained that we could consider re-visiting others who originally presented proposals for 60 Main or we could release a new request for proposals. Because of all of the development that has and will take place in the downtown since the original proposal, she suggested it may be in our best interest to re-issue a new RFP. Director McMartin also referenced the Downtown Strategic plan and asked if we should perhaps wait until that planning process was complete.

President Cichanowski indicated that the hotel component of the development seemed the most difficult aspect of the project. He suggested a hotel study for the site might be appropriate. Commissioner Lucas suggested we continue to work on the downtown strategic plan and re-visit 60 Main when the plan is nearing completion.

No action was taken.

C. STORMWATER DESIGN/ENGINEERING CONTRACT

Development Coordinator White presented the Board with a proposed stormwater/engineering contract for the dock located at 890 Riverview Drive. The \$70,000 contract with Weaver Consultants is the same company we used for pre-engineering work.

A motion was made by Commissioner Thurley to approve the contract. The motion was seconded by Commissioner Lucas. The motion passed with all commissioners present voting aye.

4. FINANCIAL REPORT

Finance Director Burrichter reported that Port Financials appeared to be in order.

5. ADJOURNMENT

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Thurley to adjourn the meeting. The meeting was adjourned at 4:57 P.M.



Myron White
Development Coordinator



Mike Cichanowski
President