

PORT AUTHORITY OF WINONA MINUTES

DATE: May 9, 2019

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

ABSENT: None

STAFF PRESENT: Director of Community Development Lucy McMartin, Development Coordinator Myron White

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 Lucas and seconded by Commissioner Thurley to approve the March 14, 2019 minutes. The motion carried with all Commissioners present voting aye.

2. REMARKS BY PRESIDENT

President Cichanowski introduced Dan Nisbit of CD Corp to provide an update on River traffic.

Mr. Nisbit indicated that we are experiencing a very late season with first barges that may be delayed until very late May or early June. He did indicate that CD Corp would be unloading windmill blades that have been manufactured in Brazil and earmarked for wind farms in western MN and the Dakotas. He provided an overview of how 400-500 of the roughly 200' blades would be offloaded and transported.

3. NEW BUSINESS

A. Mulyck Funeral Services Loan Request

Development Coordinator White reported that the Mulyck's had approached the Port Authority with a request to help finance relocation from their current Mankato Street to Sarnia Street. Other sources of financing included Winona National Bank and the SBA 504 loan program. The new location would provide the necessary room for the expansion of their operations and additional parking.

Mr. White mentioned that Port Authority members Hansen and Borzyskowski had reviewed the loan and would provide their recommendations.

Commissioner Borzyskowski made a motion to authorize the President and Executive Secretary to execute the necessary loan documents, the motion was seconded by Commissioner Hansen. The motion passed with all members present voting aye.

B. Port Authority RLF Report

Development Coordinator White referenced the 1st quarter 2019 Revolving Loan Fund report. He indicated that all loans were current and we had no issues with late payments.

C. PROJECT UPDATES

Director of Community Development McMartin provided an update on the following Port items:

- ISG has collected much of the information necessary to complete the Downtown Strategic Plan. They will provide a draft of their findings to the Port Board at the June Port meeting.
- The draft of the 60 Main Request for Proposals is complete and will undergo final edits once the Downtown Strategic Plan is complete. Ms. McMartin indicated that she has received inquiries with regard to development at the site. She also indicated that she has contacted the Department of Employment and Economic Development with regard to the Clean-Up Grant earmarked for this location. Because the work needs to be tied to a specific development, she has asked for additional time to complete the clean-up work.

Other Harbor/River Commerce Related Business:

- Director of Community Development McMartin reported that the City Council, with direction from City Engineer DeFrang, had approved a road use agreement for the movement of windmill blades on City Streets. The first windmill blades are expected to arrive at the Port in early June.
- The bids for Stormwater Improvements at the newer dock will likely be presented at the July Port meeting.
- The Port had received a request from CD Corp to use Port property to complete repairs to a damaged barge. With no objection, that activity will take place.
- The Port has received request for dredge sand for residential projects and projects outside the City limits and, given the amount of sand currently at our Tech Park Site, staff asked for direction with regard to sand use. Board members indicated their approval for the use of sand for projects outside the City at \$1 per yard.

D. ARMY CORP OF ENGINEERS DREDGE MATERIAL AGREEMENT

Director of Community Development McMartin indicated the Port had received a renewal request from the Army Corp of Engineers to place dredge materials on the Port-owned property in Technology Park. With high spring water, the Corps will have a need to immediately address roughly 50,000 yards of materials. She indicated that Corps had neglected to include language that would hold the Port Authority harmless if any of the soils would

prove to be contaminated and that language should be included in the agreement.

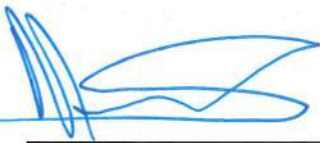
A motion was made by Commissioner Hansen and seconded by Commissioner Johnson to authorize the President and Executive Secretary to execute the Corps agreement with the added language addressing possible contaminated soils. The motion passed with all members present voting aye.

4. FINANCIAL REPORT

Director McMartin indicated that the audit would be presented at the July Port Authority meeting.

5. ADJOURNMENT

A motion was made by Commissioner Lucas and seconded by Commissioner Thurley to adjourn the meeting. The meeting was adjourned at 4:35.



Myron White
Development Coordinator



Mike Cichanowski
President