

PORT AUTHORITY OF WINONA MINUTES

DATE: May 10, 2018

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

ABSENT: Commissioner Thurley

STAFF PRESENT: Community Development Director McMartin, Financial Analyst Jessica Wojahn, Development Coordinator 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 Borzyskowski, and seconded by Commissioner Lucas to approve the April 12, 2018 minutes. The motion carried with all Commissioners present voting aye.

2. REMARKS BY PRESIDENT

Board President Cichanowski recognized Executive Secretary Sarvi for remarks with regard to parking and the parking agreement between the Port and Winona County.

Mr. Sarvi reported that the Methodist Church has elected not to move forward with the proposed parking purchase/lease.

Mr. Sarvi also reported that despite offering language to Winona County which would make their designated parking spots more flexible and available for use during off hours, the County declined to accept the language. Mr. Sarvi indicated the best option would be to simply comply with the existing lease language.

3. OLD BUSINESS:

A. Purchase Agreement: Main Square Development LLC:

Community Development Director McMartin provided an overview of the proposed Purchase Agreement and Resolution.

Highlights:

- Property would be conveyed via quit claim deed
- Closing is proposed to take place on or before July 27
- Final plans for the project are pending, preliminary plans have been reviewed
- Monies for clean-up would be placed into an escrow agreement. If the clean-up grant application is successful, all but the earmarked match monies would make its way back into the Port's coffers
- The project requires the vacation of the existing alley and some utility relocation
- The project will be contingent on the removal of the billboard from the property and the release of the billboard company's interest

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Lucas to approve the resolution authorizing entering into a purchase agreement with Main Square Development LLC. All those present voted aye.

B. Purchase Agreement: Hiawatha Education Foundation:

Community Development Director McMartin indicated that the language in this purchase agreement was very similar to the Main Square Development agreement with the exception being this agreement does not earmark funds for escrow.

A motion was made by Commissioner Hansen and seconded by Commissioner Lucas to approve the resolution authorizing entering into a purchase agreement with the Hiawatha Education Foundation. All those present voted aye.

C. Winona Farmer's Market: Amendment to Agreement

Community Development Director McMartin reported that the only change to the agreement was that language was added that would allow food vendors at the Farmers Market.

A motion was made by Commissioner Lucas and seconded by Commissioner Hansen to accept the amendments to the agreement with the Farmer's Market. All those present voted aye.

4. NEW BUSINESS

A. Metro Plains: Auditorium

Community Development Director McMartin provided some project history with regard to the Middle School and the Auditorium. The property was acquired in 1999 by Metro Plains and the Middle School over \$7 million had been spent on costs related to acquisition and renovation. The auditorium portion of the property has remained largely untouched and has fallen into a state of disrepair. During that redevelopment period the Port made a \$300,000 loan to Metro Plains with goals of creating affordable housing, helping the city to meet housing goals and to help facilitate the remainder of the needed financing. The Port's loan was to be repaid with "excess cash" generated by the project. To date those payments have amounted to \$58,787 (an amount not sufficient to make "interest only" payments). The current balance on the loan is \$400,072.

In the proposed agreement, in exchange for the forgiveness of the loan (loan and mortgage satisfaction), Metro Plains would demo the auditorium, address any environmental-related issues on the site, fill the site with Port-provided sand and convey a clean title to the Port Authority. If the Commissioners

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agree this is a path worth taking, staff would draft a formal agreement with Metro Plains and bring it to a future Port meeting for consideration. Commissioner Borzyskowski asked how many parking stalls could the property provide. Staff estimated between 50 and 52 stalls.

A motion was made by Commissioner Johnson and seconded by Commissioner Hansen to direct staff to continue negotiations with Metro Plains and draft the necessary documents for Board Consideration. All those present voted aye.

5. FINANCIAL REPORT:

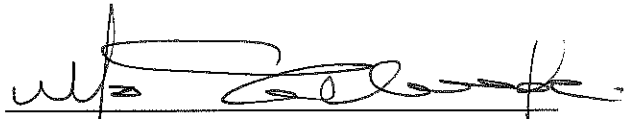
Financial Analyst Wojahn reported that the audit was nearing completion and would be presented to the Port at their June meeting.

ADJOURNMENT:

A motion was made by Commissioner Johnson and seconded by Commissioner Lucas to adjourn the meeting. The meeting was adjourned at 4:38.



Myron White
Development Coordinator



Mike Cichanowski
President