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Mile 725 Upper Mississippi

AGENDA

DATE: September 12, 2019

TIME: 4:00 P.M.

PLACE: Council Chambers, City Hall

1. CALL TO ORDER - APPROVAL OF MINUTES

Approval of the minutes from the August 8, 2019 meeting.

2. REMARKS BY PRESIDENT

3. NEW BUSINESS

A. Alliant Castings – Infrastructure Grant

Alliant Castings is looking to expand their business. They plan to build a 12,000-15,000 sq. ft. building to accommodate new upgraded technology equipment. DEED has a grant program available to assist in bringing the necessary public infrastructure to the site where the expansion will occur. Commissioners are asked to review a resolution of support for the project and grant.

B. 102 Walnut

The Development Agreement for this project calls for the alley to be paved between Walnut and Market Street and for sidewalks to be repaired/replaced. Port Authority Commissioners are asked to consider the project.

5. FINANCIAL REPORTS

6. ADJOURNMENT

PORT AUTHORITY AGENDA ITEM

AGENDA ITEM: 1. Approval of Minutes

DATE: September 12, 2019

Following are the minutes from the August 8, 2019 meeting for Commission's review and approval.

PORT AUTHORITY OF WINONA MINUTES

DATE: August 8, 2019

PRESENT: Commissioners: Hansen, Thurley, Borzyskowski, Gorman & Executive Secretary Sarvi

ABSENT: Commissioner Cichanowski, Johnson, & Lucas

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

1. CALL TO ORDER – APPROVAL OF MINUTES

The meeting was called to order at 4:00 PM by Commissioner Hansen. A motion was made by Commissioner Borzyskowski and seconded by Commissioner Thurley to approve the July 11, 2019 minutes. The motion carried with all Commissioners present voting aye.

2. REMARKS BY PRESIDENT

Commissioner Hansen had no remarks.

3. OLD BUSINESS

A. 890 Riverview Drive

Development Coordinator White gave an overview of bids received for the 890 Riverview Drive Stormwater & Paving Project. A motion was made by Commissioner Borzyskowski and seconded by Commissioner Gorman to approve the resolution awarding the project to the low bid proposal from Zenke, Inc. in the amount \$677,900. The motion carried with all Commissioners present voting aye.

4. NEW BUSINESS

A. Recommended 2020 Port Authority Budget

Director of Community Development McMartin provided an overview of the proposed 2020 Port Authority budget. She indicated that the budget included matching monies for a proposed sheet pile dock wall at 998 Riverview Drive. Ms. McMartin also noted that the final payment for the Pelzer bond would be made in February of 2020 with second half 2019 taxes collected in November of 2019.

Ms. McMartin fielded questions regarding other outstanding Port Authority Bonds (specifically airport bonds). Commissioners also encouraged staff to make sure monies allocated for professional services were spent wisely.

Ms. McMartin also included a proposal for legal representation from Flaherty and Hood for \$150 per hour.

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Hansen to approve the following:

- 1) Recommended property tax levy for Fund 936 and the Airport Improvement Bonds and forward a recommendation to City Council to do the same.
- 2) Approve the recommended property tax levy for Fund 911, the Port Authority General Fund.
- 3) Approve the 2020 Port Authority budgets and funds and forward a recommendation to the City Council to do the same.
- 4) Approve the proposal from Flaherty and Hood for legal services to be billed at \$150 per hour.

The motion passed with all members present voting aye.

B. Parking Update

Director of Community Development McMartin referenced the Parking Study completed by Walker Consulting in 2017 and noted the changes that had taken place in downtown since the study: Levee Park, Main Square Community Development, Fastenal Offices, Winona County's plans and the excess property as a result of the MnDOT Bridge Project. Ms. McMartin indicated that because of the development that has/will take place an update to portions of the 2017 Parking Study may be necessary. Walker Consulting indicated updates to the study could be completed at a cost of \$12,000.

Commissioner Thurley asked when the update could be completed and the cost of the 2017 study. Ms. McMartin replied the cost of the original study was \$35,000 and the update would be completed this fall (2019).

5. FINANCIAL REPORT

Finance Director Burrichter indicated there were no unusual expenses or revenues.

6. ADJOURNMENT

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Thurley to adjourn the meeting. The meeting was adjourned at 4:55 PM.

Myron White
Development Coordinator

Mike Hansen
Treasurer

PORT AUTHORITY AGENDA ITEM

AGENDA ITEM: 3. A. Alliant Castings - Infrastructure Grant

DATE: September 12, 2019

ATTACHMENT: Resolution of Support

Port Authority staff has been meeting with Alliant Castings as they look to expand and make investments in their company. The company was founded in 1885, as Diamond Huller, a manufacturer of feed grinders and corn hullers for the growing agricultural industry. The company operated as United Machine and Foundry for many years and in 2010 Tom Renk purchased the company from his father. Investments in technology have been made and the company was rebranded as Alliant Castings.

Alliant Castings continues to advance by making improvements in technology. They are investing in proprietary digital casting technologies. This will result in the need to construct a 12,000 - 15,000 square foot building to house the technology. Employment is anticipated to increase as well creating 10-15 new jobs.

The current facility encompasses the parcel at 1200 West Third Street. The company purchased an adjacent parcel in 1995. The expansion will occur in the parcel purchased in 1995. To construct the new facility, it will be necessary to bring a roadway and utilities to the Alliant Casting site. To make the site usable, new infrastructure must be constructed along existing right-of-way and stubbed to the developers' lot line. A map is attached for reference. The estimated cost for the infrastructure cost is \$250,000 and includes extension of water and sewer and an access road.

The Minnesota Department of Employment and Economic Development (DEED) has a program that can assist in funding publicly owned infrastructure that serves businesses that are expanding and increasing the tax base. Cities can apply for funds through the Innovative Business Development Public Infrastructure Program.

Staff recommends approval of the attached resolution supporting the project and the application for funding through DEED for \$250,000.

RESOLUTION # 751

WHEREAS the Port Authority of Winona, Minnesota, serves as the economic development arm of the City of Winona; and

WHEREAS the Port Authority supports the expansion project proposed by Alliant Castings as a result of their proprietary technology upgrades.

NOW THEREFOR BE IT RESOLVED that the Port Authority of Winona supports the City of Winona's application to the Minnesota Department of Employment and Economic Development Innovative Business Development Public Infrastructure Program in the amount of \$250,000.

Dated this 12th day of September, 2019.

Michael Cichanowski
President

Attest:

Stephen Sarvi
Executive Secretary

PORT AUTHORITY AGENDA ITEM

AGENDA ITEM: 3. B. 102 Walnut

DATE: September 12, 2019

In November of 2017, the Port Authority approved a Development Agreement with 102 Walnut Winona LLC as part of a TIF District to facilitate the \$7 million dollar building renovation and redevelopment. As part of the Development Agreement between the Port Authority and 102 Walnut LLC the alley from Walnut Street to Market Street is to be paved and the sidewalks abutting the building are to be repaired/replaced. The City has funds for the alley and will be paving this Fall.

The cost for the sidewalk repair and replacement is \$20,280.00 which includes sidewalk, curbing adjacent to the building and ADA ramps and plates. It does not include the handicap ramp and other improvements being made by the owner. Staff is proposing that 50% of the cost of the sidewalk be paid by the Port Authority and 50% from the City of Winona sidewalk fund. The City Engineering Department conducts an annual sidewalk replacement program alternating in different neighborhoods each year. The proposed cost sharing will allow for the program to proceed as planned.

If Commissioners concur, a motion to approve the expenditure would be appropriate.

Community Development
 Winona, MN 55987
 MONTH OF AUGUST

2019
COMMERCIAL HARBOR ACTIVITY
 (REPORTED BY ARTCO)

	TOTAL	TRANSIT	NET
MONTH	BARGES	BARGES	BARGES
January	0	0	0
February	0	0	0
March	0	0	0
April	0	0	0
May	6	0	6
June	29	15	14
July	182	37	145
August	192	13	179
September			
October			
November			
December			
TOTAL	409	65	344

<i>Month-to-Date Last Year</i>	917	79	838
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MONTH COMPARISON

	TOTAL	TRANSIT	NET
MONTH/YEAR	BARGES	BARGES	BARGES
August-17	227	26	201
August-18	154	14	140
August-19	192	13	179