

PORT AUTHORITY OF WINONA MINUTES

DATE: December 9, 2021

PRESENT: President Cichanowski, Commissioners: Gorman, Borzyskowski, Alexander, Lucas and Interim Executive Secretary Chad Ubl

ABSENT: Commissioners Johnson & Hansen

STAFF PRESENT: Director of Community Development Lucy McMartin, Development Coordinator Nick Larson, & Finance Director Jessica Wojahn

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 Alexander to approve the November 18, 2021 minutes. The motion carried with all Commissioners present voting aye.

2. REMARKS BY PRESIDENT

President Cichanowski invited Marcia Ratliff, Executive Director of Engage Winona to speak about Engage Winona's role in gathering community input for the new Comprehensive Plan. Ms. Ratliff extended an invitation to the Port Authority Commissioners to attend a listening session on Thursday, December 16, 2021 for business leaders being held at noon and 7:30 pm.

Director of Community Development Lucy McMartin stated she will forward the calendar of the listening session to the Commissioners, along with a link to the community survey and interactive map.

Ms. Ratliff noted Engage Winona has been hosting a number of community listening sessions for the past few months and have received 500 survey responses and has had 400 interactions with individuals at the listing sessions.

Ms. Ratliff noted the interactive map where individuals can provide input or comments about particular areas of the City.

Commissioner Borzyskowski asked Ms. Ratliff if Engage Winona has received comments about public safety, to which Ms. Ratliff noted comments surrounding public safety have been received and will be included in the final report, which will be released in January.

3. OLD BUSINESS

A. Lease for Dock Facilities in the Commercial Harbor—CD Terminal

Director of Community Development Lucy McMartin introduced the updated lease proposals for CD Terminal to operate the commercial dock facilities at 890 and 998 Riverview Drive.

Ms. McMartin noted staff took the Commissioners' input from the last meeting, which were then reviewed by the Port's attorney and CD Terminal. Ms. McMartin referenced the 998 Riverview Drive lease proposal presented to the Commissioners.

Ms. McMartin noted paragraph 9d on page 6 and paragraph 19 on page 10. Ms. McMartin noted that if the lease were to be terminated within the first five (5) of the lease agreement, the Port would reimburse CD Terminal based off of their initial investment of \$400,000.

Ms. McMartin noted other minimal changes were made to the leases to meet MMB's requirements.

A motion was made by Commissioner Alexander, and seconded by Commissioner Borzyskowski, to authorize the President and Interim Executive Secretary to execute both leases. All Commissioners present voted aye.

B. Badger Foundry Company—Certificate of Compliance/Completion

Development Coordinator Nick Larson informed the Commissioners that in 1995, the Port Authority sold land to Badger Foundry in the Riverbend Retail District where Menards and the outlots are located. Mr. Larson noted in 2000 Badger Foundry sold the land to Menards and the Port sold the land where Wal-Mart currently sits to Menards.

Mr. Larson referenced the Riverbend Retail District survey and noted many of the outlots have been sold and developed since the time the Port Authority had sold the land to Badger Foundry and per the deed, as lots are sold and to be redeveloped, the Port Authority provides a Compliance/Completion certificate. Mr. Larson noted that Outlot #5 is the last outlot to be sold and redeveloped. Mr. Larson informed the Commissioners that building plans have been submitted and the closing of the property is anticipated to occur in the next month.

Mr. Larson noted this process is very similar to when the Port Authority provided WinCraft a Compliance/Completion Certificate last December when WinCraft sold to Fanatics.

Mr. Larson noted the amount of land the Port sold to Badger was 28.5 acres.

Ms. McMartin noted the property taxes collected on the 28.5 acres before development was \$296 and is now over \$900,000 annually. Ms. McMartin added the estimated market value before development was \$9,900 and is now over \$30,000,000.

A motion was made by Commissioner Alexander, and seconded by Commissioner Borzyskowski, to authorize the President and Interim Executive Secretary to execute the Certificate of Compliance/Completion. All Commissioners present voted aye.

4. FINANCIAL REPORT

Director of Finance, Jessica Wojahn, noted a \$561,274 payment to Michels Construction for the 998 Riverview Drive dock project on page 22 of the Finance Report. Ms. Wojahn also noted the previously approved \$225,000 transfer from Fund 911 to Fund 945, the Commercial Harbor fund, for payments associated with the 998 Riverview Drive dock project.

President Cichanowski asked when the dock project will be completed.

Mr. Larson noted the project should be complete in the next couple of weeks and the contract expires at the end of the year. Mr. Larson continued that before the last payment is issued, the engineer from GRAEF will come onsite to confirm that the work was completed to specs, just as the engineer observed the site before the first payment was issued.

Commissioner Borzyskowski asked of the loan status of The Garage. Mr. Larson noted The Garage began making payments in May or June of this year and are current.

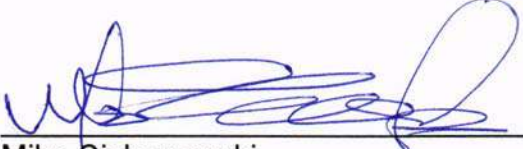
Ms. McMartin reference the graph showing historical barge traffic and noted the annual average is 1100 barges.

5. ADJOURNMENT

A motion was made by Commissioner Lucas and seconded by Commissioner Alexander to adjourn the meeting. All Commissioners present voted aye. The meeting was adjourned at 4:16 pm.



Nick Larson
Development Coordinator



Mike Cichanowski
President

**PORT AUTHORITY OF WINONA
ROLL CALL AND VOTE SHEET
DECEMBER 9, 2021**

Name	Approval of Minutes November 18	Lease for Dock Facilities CD Terminal	Badger Foundry Company Cert. of Compliance	Financial Report	Adjournment
Cichanowski	Aye	Aye	Aye	No Vote	Aye
Johnson	Not Present	Not Present	Not Present	Not Present	Not Present
Gorman	Aye	Aye	Aye	No Vote	Aye
Borzyskowski	1 st & Aye	2 nd & Aye	2 nd & Aye	No Vote	Aye
Alexander	2 nd & Aye	1 st & Aye	1 st & Aye	No Vote	2 nd & Aye
Hansen	Not Present	Not Present	Not Present	Not Present	Not Present
Lucas	Aye	Aye	Aye	No Vote	1 st & Aye