



PROJECTS

1968 THROUGH DECEMBER 2017

PORT AUTHORITY OF WINONA PROJECTS

The Port Authority of Winona was established in 1968 to maintain and operate the river port of Winona and to promote the river and commerce. Today the Port Authority is the facilitator of/for local economic development activities for the City of Winona. Listed below are projects that the Port Authority has been involved in over the past 48 years.

2017 Developments:

Commercial Harbor/Concrete Cap:

In 2016, the Port was awarded MN Department of Transportation Port Development Assistance Funds for the construction of a Concrete Cap at the south commercial dock. The contract for the construction of the cap was awarded to Fowler & Hammer of LaCrosse, WI. The contractor was able to work with the dock operator so they might operate the dock with minimal interruption while construction took place. The cap was completed in September of 2017. The project will not only shore up the dock structure, it will also help to increase efficiencies in dock operations.

128 West 5th Street/Hardees:

The Port Authority of Winona gave staff permission to move forward with the acquisition of the building at 128 West 5th Street (Hardees). The acquisition gave the Port Authority control of the entire city block. The Port's intention is to develop the parcel in a way that is consistent with the City Comprehensive Plan.

As a component of readying the parcel for future development activity, the Port began the environmental due diligence and conducted a pre-demolition survey.

60 Main:

The Port Authority assembled a group of Community leaders to review proposals for the development of the Port-owned site at 60 Main Street. The development parcel along the river is considered to be one of the most attractive sites for development in the City of Winona. The review team poured over proposals for housing and hotel developments on the site. After review of all proposals, George Sherman and Associates of Minneapolis was chosen as the preferred developer for the site. The development by Sherman is expected to begin in 2019/2020.

In conjunction with the proposed 60 Main project, the Port received funding from the MN Department of Employment and Economic Development to address contamination clean-up at the site.

102 Walnut Tax Increment Project:

The Port Authority entered into agreements with 102 Walnut LLC to provide tax increment funding for the development of the vacant building into a three-story mixed

use development. The remodel of 102 Walnut will be done in adherence with U.S. Department of Interior standards for the renovation of historic buildings.

In this case, the Tax Increment funding for the project is designed to help defray some of the extraordinary costs associated with developing a historic structure in need of repair.

956 Mankato Avenue – Tax Increment Project:

To assist with the 956 Mankato Avenue Development, the Port Authority entered into Tax Increment Financing agreements with Rivers Hotel Group LLC to move forward the construction of a Fairfield Inn by Marriot lodging facility along Mankato Avenue.

The proposed Fairfield Inn facility will be located on a site that will require soil remediation prior to construction. If not for the use of Tax Increment funds, it would not have made economic sense for the developer to construct the facility on the site (the site would have likely remained vacant and underutilized but for the use of TIF).

CoWork Space:

Throughout 2017, the Port Authority and the City worked with Winona State University, St. Mary’s University, and the Winona Chamber/Downtown Main Street on a project designed to encourage entrepreneurs to stay in Winona while “cooking” their business ideas. The Garage CoWork space will provide low cost high amenity space for entrepreneurs to work with likeminded individuals in creative space in downtown Winona.

The Port authorized up to \$40,000 in deferred loan funds to help with the renovation of the space. The Garage CoWork space is expected to be up and running in 2018.

2016 Developments:

Commercial Harbor Investment:

The Port will continue to invest and make improvements to Winona’s commercial harbor. In 2016, over 1,300 barges visited Winona’s harbor making it the busiest season in ten years. It continues to be an increasingly viable means of transport for regional agricultural products and other bulk commodities.

Port Dock Improvements:

With funding assistance from the Minnesota Department of Transportation Port Development Assistance Fund, the Port has funded a concrete cap at the Port-owned commercial dock. As business at the dock continues to expand, the equipment used to transfer bulk commodities continues to grow larger. The proposed 10 inch concrete cap at the dock is designed to protect our investment by alleviating those concerns and



spread those heavy loads over a much larger area. Concrete work at the dock is scheduled for the spring of 2017.

Bond Refunding for Bluffview Montessori School:

Over the years, the Winona Port has worked with several entities as a “conduit” for bonds designed to fund improvements. Neither the Port, nor the City, has any financial obligation or guarantee; this bond refunding will help to save Bluffview Montessori over \$1 million over the next 20 years. That savings will be used to fund improvements to their kitchen, fire protection equipment as well as a roof replacement.

Beneficial Reuse Management/Gypsoil:

Gypsoil began operations in Winona in the spring of 2016. Gypsoil manufactures a pelletized gypsum soil amendment that introduces additional sulfur and calcium to farm fields. The pelletizing of the product makes it much easier to apply and control the release of the nutrients. The Port, the Minnesota Department of Employment and Economic Development and the Southern Minnesota Initiative Foundation, all worked to help fund the project and create new jobs in Winona.

Port Revolving Loan Funds:

In 2016, the Winona Port completed an update of their Revolving Loan Fund Guidelines. The Port Loan Funds continue to help provide “gap” financing to growing Winona businesses. At any given time, the Port has over \$1 million invested in the growth of Winona’s small businesses. The Port is also happy to report that all loans are performing as expected.

- In 2016, the Port provided a loan to Omni Engineering for their expanding operations.
- The Port continued to work with ColorWare of Winona. The Port was able to restructure their existing loan freeing up cash for operations and expansion.
- Provided a \$75,000 loan to Morningside Terrace now called Bluffview Flats for a \$2.5 million dollar acquisition and rehabilitation project for the apartment complex built in 1971. The rehabilitation of 54 units of housing. The City’s commitment for affordable, quality housing, particularly rental housing for lower-income residents remains important.

Opportunity Winona:

In 2016, both the City and the private sector have continued to make significant investments in Downtown Winona. That investment, designed to make Downtown Winona a great place to live, work and shop, will remain very high on our priority list for the foreseeable future.



- Opportunity Winona worked with a web developer to develop a site designed to keep people informed on the initiative: www.OpportunityWinona.com
- Opportunity Winona funded a comprehensive housing study. The study, conducted by Maxfield Research, provides insight and recommendations on the amount and type of housing that could be built in Winona to satisfy demand from current and future residents through 2031.
- The Port used funds to complete environmental and geotechnical analysis on Port Authority property located at 60 Main Street (the parking lot behind the movie theater). The analysis was used to formulate a Request for Proposals (RFP) for the development of the one acre site into a mixed use development that could include, housing, hotel/lodging facilities, restaurant and retail and parking. The RFP, distributed in conjunction with the plans to establish the Gateway to Levee Park, have generated significant interest. Review of submitted proposals is expected to begin in early 2017.

2015 Developments:

Opportunity Winona:

Opportunity Winona, kicked off in November of 2015, as a public private partnership that is targeting investment designed to bring new growth into an energized downtown Winona. The effort promised to create new jobs, encourage retail development, and provide additional living options in our downtown area.

Opportunity Winona continued investment in the vitality of our Downtown will remain very high on the Port's priority list for the foreseeable future. We believe a healthy downtown is critical to boost community pride and make Winona a highly desirable place to live and work.

WinCraft:

WinCraft is currently moving into its new state of the art 125,000 square foot manufacturing, warehouse and distribution center. The WinCraft facility will allow the long time Winona manufacturer to consolidate facilities and greatly increase operational efficiency. The Winona Port sold the property to WinCraft and worked with the City to create a tax increment financing district to help fund the development.

WinCraft also completed an extensive remodel of their newly acquired 960 Mark Street facility.



Beneficial Reuse Management/Gypsoil:

Throughout 2015, Winona Port staff has worked with an Illinois-based Beneficial Reuse Management to develop a facility that will manufacture Gypsoil blendable pelletized gypsum. Gypsoil is a soil amendment that will provide much needed sulfur and calcium to soils. The pelletizing process will make the product much easier to apply and better control to release of the nutrients.

The Port and Gypsoil worked closely with the Minnesota Department of Employment and Economic Development, the Minnesota Pollution Control Agency, the Southeast Minnesota Initiative Foundation and Goodhue County Economic Development to make the project a reality. The new facility is expected to be operational in early 2016 and will have a workforce of 20.

Douglas Machine:

Douglas Machine of Goodview was bursting at the seams. After working with the City of Goodview and Winona County, it could not find a location in Goodview that would fit their needs. Wanting to keep the quality jobs in the immediate area, Douglas Machine and Winona County worked with the Port on City of Winona options. Dan Douglas purchased an existing machine shop at 1726 Wilke Drive and with help from Winona County Economic Development proceeded to double its size. Douglas Machine became operational in Winona in the 4th quarter of 2015.

Enlightened Equipment:

Like Douglas Machine, Enlightened Equipment is bursting at the seams at its Mankato Avenue location. Enlightened Equipment is a local manufacturer of some of the best quality and lightest handmade outdoor sleeping blankets and ultralight equipment in the world. Its products are sought after by backpackers, paddlers, bicyclists and outdoor adventurers.



In 2015, the Port approved funding to help Enlightened find a new location. Enlightened Equipment is currently working on its “due diligence” and looks to be in its new location in early 2016.

Legacies, LLC:

Legacies LLC provides trained, supported and energetic staff to people with mental illness, developmental disabilities and related conditions. In 2015, the Port provided funding to help with the acquisition of the property at 51 West Fourth Street to expand their operations.

Morningside Terrace:

Throughout 2015, City and Port staff worked extensively with Morningside Terrace to

provide funding for a much needed remodel. The project will result in extensive updates to each rental unit.

Excursion/Recreation Dock:

The Port worked with the City to construct a 120 foot dock designed to accommodate the Mississippi Explorer excursion boat. The dock also has additional space designed to serve the boating public and visitors to Winona.

Pelzer Bonds:

The Port worked with its financial consultants to take advantage of attractive interest rates to refinance Pelzer Street Bonds. The refinancing will save the Port approximately \$50,000 annually in interest charges.

2014 Developments:

Cytec Engineered Materials – Made a roughly \$14 million investment in facilities, machinery, equipment and workforce to allow for a relocation of a California facility to Winona. The Port helped to coordinate funding from the State Minnesota Investment Fund, the Port Revolving Loan Fund and SE Minnesota Technical College worked with Cytec to provide workforce training. The end result has been the addition of 60 and 70 quality jobs in Winona.



Maritime Heritage Society – Constructed a 6,570 sq. ft. gallery addition \$1,796,400.

WinCraft Inc. – In late 2014, the Port Authority sold 6.33 acres of property in their Technology Park to WinCraft to pave the way for the construction of a 120,000 sq. ft. manufacturing, warehouse and distribution center. Port staff also worked to establish a Tax Increment Financing District on the property as well as potential MN Department of Employment and Economic Development Job Creation Funding.



Midtown Foods of Winona – Worked with the Port Authority and City staff on a property swap that paved the way for the construction of a 3,000 square foot liquor store expansion. The project allows the store to stay competitive in the marketplace and helps to retain another grocery option in Downtown Winona.



Latsch Building Partnership – The Port worked closely with Latsch Building Partnership on the rehabilitation of what is commonly known as the Kupietz building. In order for the project to move forward, the Port provided monies from its Loan Fund as well as licensed property to the partnership allowing them to maximize parking opportunities. The multi-million dollar reinvestment into Downtown Winona will qualify for Historic Tax Credits.

Commercial Harbor Improvements – Minnesota Port Development Assistance Funds were used to grade, pave and provide stormwater ponding to the former bulkhead facility located at 998 Riverview Drive. The project effectively deals with the sites stormwater as well as helps with dust control and improves truck movement on the site.



Dahl Automotive – Dahl Automotive, displaced by the bridge project, worked with the Port and City on a license agreement that has allowed them to expand facilities adjacent to their Toyota dealership.

Boathouse LLC – The Port agreed to provide loan funding to the Boathouse Restaurant to “window” in the patio area in order to provide additional conditioned space. The space promises to protect restaurant patrons from cold and snow in the winter and heat and bugs in the summer while still providing a sense of an outdoor dining experience. The improved Boathouse is expected to open sometime in February.

Infinity Chiropractic – Loan funding was provided to Infinity Chiropractic to remodel downtown space and allowing for the co-location of Infinity’s Chiropractic and Wellness Center.

2013 Developments:

Cytec Engineered Materials – The City, Port Authority, State, and Southeast Technical worked collaboratively to attract the Cytec Engineered Materials expansion. The company acquired a facility in California and will invest \$14.5 million into the project and create between 70 and 85 jobs.



Winona Airport Expansion Project – The Port Authority issued bonds for the Winona Airport Expansion Project. 90% is funded through the FAA and the City share is 10% or \$1.2 million. The Airport is important to local companies and critical for future economic development.

MN Port Assistance – The Port Authority obtained MN Port Development funding for site work on the old dock site - to the west of CHS. This included the demolition of silos and now grading and stormwater work.

CHS - Completed lease/license agreement of Port Riverfront property to CHS.

Winona Main Street – The Port Authority continued support of the Winona Main Street efforts including financial contribution and obtaining Initiative Foundation grant funds for Main Street entrepreneurial activities.



Revolving Loan Fund Changes – To date, Port Revolving Loan Funds have assisted 36 businesses with \$3.7 million in direct loans which has leveraged an additional \$27 million in private investment and created 375 jobs.

Business Retention & Expansion Plan – Staff has made a number of visits to local companies as part of our Business Retention and Expansion plan.



RTP Expansion Project – RTP secured a foundation permit for the construction of a 40,000 sq. ft. manufacturing facility on land purchased from the Port Authority in 2006.

2012 Developments:

Edward Street Subdivision – The Port Authority sold a property in the Edward Street Subdivision to Habitat for Humanity Winona-Fillmore Counties. The Yang home in Winona was sponsored by the Federal Home Loan Bank of Des Moines and was one of five homes in five states to be sponsored by them with a donation of \$75,000.

Bluffview Montessori Bonds – The Port Authority amended bonds for the Bluffview Montessori School Lease. The original conduit debt was issued in 2007.

MN Port Assistance Fund – The Winona Port Authority secured funding from the Minnesota Port Assistance Fund to make improvements at the former dock site. Two silos will be removed from the site.

Winona Main Street – The Port Authority entered into an Agreement with the Winona Area Chamber of Commerce funding the Winona Main Street program with \$30,000 to help revitalize downtown. The Main Street approach is nationally recognized and support through the State is offered to help communities with revitalization efforts.



Revolving Loan Fund – The Port Authority Revolving Loan Fund Committee approved a loan to CPI Binani for their 45,000 expansion.

Commercial Harbor Dock – The new dock facility was certified complete in 2012. The work was performed by J.F. Brennan Inc. of La Crosse, Wisconsin. The cost was \$1,192,945.82 funded by the Minnesota Port Assistance Fund and the Port Authority of Winona.

The Port Authority worked with the State of Minnesota Office of Management and Budget to assure that leases and contracts related to funding were in order.

Sale of Property-ADM – Another housekeeping matter included the sale of property to ADM. The two parcels in the Commercial Harbor showed ownership in the name of the Port Authority of Winona due to the Port facilitating an Industrial Development Bond in 1972 for a project with Victoria Elevator. The recordings and transactions involved numerous, documents, deeds, leases, and assignments and City of Winona and Winona County staff worked extensively on the research related to this transaction.

Winona Airport Expansion Project – The Port Authority included the matching funds in its budget for airport improvements. The airport is undertaking a \$12 million dollar project which is funded with 90% federal funds. The 10% local match of \$1.2 million will be provided through bonds issued by the Port Authority.



2011 Developments:

Commercial Harbor Dock – The most significant project undertaken by the Port Authority in 2011 has been the construction of a new dock facility in the Commercial Harbor. The dock is a steel sheet pile wall and is 153' long started in September 2011 and was completed in 2012. The project involved:



- Permitting
- Mitigation
- Engineering
- Construction

Seven bids were received and J.F. Brennan Inc. was the low bidder at \$1,137,135.00 Minnesota Port Development Assistance Fund provides 80% of the funds with the Port Authority covering 20%.

Product was previously trucked from the dock to the storage areas. The new dock location is such that this trucking from dock to storage will not be necessary and will therefore improve efficiency.

Kuehn Brothers – Port Authority worked with Kuehn Brothers to sell them property previously right-of-way for Service Drive in the Highway 61/14 southeast intersection corridor. The street was vacated as part of the Pelzer Street project and a new connection with Service Drive was built intersecting Highway 14 at Cottonwood Drive.

CHS Lease – Port Authority extended a Lease with CHS for truck testing and staging in the Commercial Harbor area near Riverview Drive.

Bob Hemker – Port Authority approved a lease with an option to purchase a 4.4 acre site to Bob Hemker in Technology Park for frac sand washing process operation. This was the former compost site.

CD Corporation – The Port worked with C D Corp, the current operator at the old dock site on a new lease agreement. The new dock facility and land will be leased for a base fee and tonnage fee.

Winona Senior Living Tax-Exempt Bonds - The Port Authority approved refunding bonds for Winona Senior Living. The Series 2010 Bonds were used to finance the acquisition, construction, and equipping of a 79 unit senior multifamily housing facility with services at 765 Menard Road, directly south of Walgreens.

Commercial Harbor - The Port worked with the U.S. Army Corp of Engineers, St. Paul District to use the Commercial Harbor area as a placement site for sand. They have used the site in the past. This sand was in turn used for a number of area construction projects and for County and City Highway/Street Departments for winter road use.

Commercial Harbor Survey - Port Authority conducted a survey to measure activity and the economic impact of the Winona Commercial Harbor – 70% Response.

- 2,435 Rail cars.
- 1,306 Barges.
- 67,900 Trucks-Semis.

To link to the survey click here:
[Commercial Harbor Survey](#)

- Estimated Market Value of property: \$7.5 Million (all property), property taxes \$240,000.
- 84 Jobs from those responding with an annual payroll over \$3.4 million.
- Average wage: \$41,725.
- Local Machinery and Hardware purchases \$1,950,000.
- Legal Accounting and other services \$1,450,000.

2010 Developments:

Tax Exempt Bonds – The following bonds were issued for development projects:

- The Port Authority approved the sale of \$5.2 million in industrial development bonds for Bay State Milling Company. The funds will be used for the purchase and installation of new manufacturing equipment in the facility.
- St Anne’s Assisted Living Facility – Port Authority approved issuance of \$3 million in tax exempt housing revenue bonds, 31 units being constructed between St Anne’s and Callista Court, 4 story, 30,000 sq. ft. facility is under construction.
- Waters at Winona – Trident received approval from the Port to issue \$10,750,000 in tax exempt housing revenue bonds for a 79 unit assisted living facility located on Mankato Avenue just south of Walgreens.
- Home and Community Options – Port Authority authorized an amount not to exceed \$200,000 for the acquisition of a home for 4-5 individuals.

Charter Building Site – Winona County Historical Society leased the old Charter building site from the Port Authority in order to be able to provide parking for staff, volunteers and visitors. The Society was responsible for paving the lot.

Miller Scrap – The Port Authority sold a small piece of property to Miller Scrap for assessed value of \$8,600. This piece was only accessible through Miller Scrap property and not buildable. It will be used for outdoor activities related to the existing business.

Edward Street Residential Subdivision – Sold property to Habitat for Humanity in the Edwards Street Subdivision for the Women’s Build project. Home is under construction with occupancy in 2011.

Micro-Enterprise Grant Program – City applied for and received \$42,900 funding for a business assistance program to be operated by the Port Authority. Small business owners who employ less than 5 people and meet LMI income limits are eligible for business planning assistance. The Port has contracted with two certified service providers, Southeast Technical College and Community and Economic Development Associates in Rushford. Businesses located in Winona and Fillmore Counties and the cities of Red Wing and Winona are eligible to participate. The Program will be available starting in January 2011.

Mikrut/Behrens – A \$75,000 loan was made to Mikrut for the renovation project necessary for Behrens to move to their new facility on East Mark Street.

Omni Control Systems – A \$75,000 loan was made to expand their electronic manufacturing services.

Commercial Harbor Dock – The Port Authority worked on the preparation of a new dock facility.

- Permit submitted for the construction of a 153 foot steel sheet pile bulkhead wall in the Commercial Harbor.
- Estimated cost \$1,500,000 - \$1,200,000 grant from the Minnesota Port Development Assistance Fund matched by \$300,000 from the Port Authority.
- Bidding for the project will be in March/April, with construction in 2011.
- New facility should be ready for use in the 2012 shipping season.

2009 Developments:

Demolition & Asbestos Removal at Chrysler and Charter Buildings – The Port Authority let a contract to demolish the buildings and create parking lots. The long-term plan is to redevelop the block. It is outlined in the City Comprehensive Plan and noted as a block that offers opportunities for mixed use redevelopment. Therefore, when two properties on the block became available for sale the Port Authority took the opportunity to purchase them in 2008. The timing worked out to help with parking to facilitate the Winona County Historical Society Expansion Project in 2009.

Edward Street Residential Subdivision – Two lots were sold in 2009 to Home and Community Options and Habitat for Humanity. The Port Authority of Winona developed the Edward Street Subdivision as a result of a small area left after the right-of-way was acquired for the Pelzer Street Reconstruction Project. Two lots remain for sale.

Revolving Loan Fund Changes - The Port Authority revised its Revolving Loan Fund Guidelines. In 2008, changes were made to the State Statute allowing for the proposed modifications. Loans can be made up to \$150,000 and prior to the Statute change the maximum was \$75,000. Loans over \$75,000 have to be reviewed by the full Port and City.

Color-Ware RLF – A \$145,000 loan was approved and made to match over \$850,000 in private funds to allow the Company to purchase the facility they are located in.



Engineered Foundry Solutions RLF – This \$200,000 project included a \$75,000 loan from the Port matched with \$125,000 of private funds. Funds were used for the purchase of real estate for the business.

Companion Animal Care RLF – This \$3,000,000 project for the construction and furnishing of a veterinarian clinic included a \$75,000 Port loan with \$2,825,000 in private financing. Loan closing will occur in 2010 as part of the permanent financing package.

Commercial Harbor Dock – The Commercial Harbor area consists of two private docks which handle the majority of commodities tonnage in the harbor. The Port dock however handles inbound commodities. Staff submitted a proposal for funding to MnDOT for \$1,200,000 in Minnesota Ports Development Assistance for 80% of the proposed new commercial dock facility. MnDOT has approved the funding. The estimated total project is \$1,500,000. The Port included \$300,000 for matching funds in the 2010 budget. The Port Authority met with engineering firms and has hired Westbrook Associated Engineers, Inc. to prepare the plans and specs for the dock facility.

2008 Developments:

Commercial Harbor Dock - One of the most significant tasks of the Port Authority in 2008 was preparing and evaluating proposals for a new dock area and facility. The existing dock is leased until 2010. Due to the condition of the current dock and inefficient operations new proposals for a new location were sought. The Port Authority Riverfront Committee was looking for a proposal that would meet the minimum parameters established and have a positive impact on the Harbor and the Community. The Port Authority ranked proposals based on eleven criteria. The Port Authority Commissioners approved negotiating a lease agreement with Kinder Morgan Terminals and they will partner with C.D. Corporation to operate the dock facility.

Technology Park Phase II – Technology Park Phase II brought infrastructure to 18 acres with Phase I consisting of 19 acres of land. The infrastructure is in place to assist businesses in expanding and locating in the park. Phase II was completed in 2008 with the infrastructure, retention pond and filling of lots. The cost was \$1.6 million.



Minnesota Marine Art Museum – The Port Authority sold 1.79 acres of property in the Commercial Harbor to the Maritime Heritage Society. The museum's addition includes a new 3,200 square foot art gallery and a multi-purpose education room. It was completed and opened in May of 2009.

Hal Leonard - The Port Authority of Winona worked with Hal Leonard Corporation, the largest sheet music publisher in the world, to expand its distribution facility in Winona. The newly constructed 180,000 square foot distribution center opened in May 2008 in Winona.



RTP Company Future Expansion – The RTP Company received sand from the Commercial Harbor to fill their property so that it is available for the development of a manufacturing facility in the future.

Land Sales – Midtown Foods – Ernie Gorman, Midtown Foods, bought a small piece of property, most of which was covered by the current Midtown Foods building.

Land Sales – Roger Peplinski – Roger Peplinski's yard, adjoins Port and City property, used for the Pelzer Street Project and a small piece was conveyed to him.

2007 Developments:

Pelzer Street Reopens – The big news in 2007 was the reopening of Pelzer Street in September. This was the culmination in one of the largest public works projects in Winona. The project extended from Highway 14 through the redesigned and expanded Highway 61 intersection, to the new four lane area north of Highway 61, to the traffic signals at Fifth Street, to the overpass of the Canadian Pacific Railroad main lines, to the left hand turn lane for Theurer Boulevard to the connection with Riverview Drive.



Winona Labor Force Information Presentation – City of Winona accounts for 84% of total jobs in Winona County Manufacturing is 25% of employment compared to 13% statewide, half of all jobs are manufacturing or education/healthcare Winona's labor market includes six counties- Winona, Fillmore and Houston in MN and Buffalo, Trempealeau and LaCrosse in WI. Winona firms employ 17% of Buffalo County's working residents and 4.7% of Trempealeau County. About 2,800 WI residents work in Winona. Winona is a Micropolitan Statistical Area as defined by the Census. This is a regional employment area.

Commercial Harbor Dredging Project – Dredging completed in 2006. Prairie Island Road Fill Site Project undertaken. This Project removed the dredge material to Prairie Island creating the base for a future off leash dog park.

Railroad Dike Breach Project – This activity was a part of the mitigation for the Commercial Harbor Dredging Project. It was creating a breach in an old railroad dike in Aghaming Park allowing water to flow between wetland areas. The project took place in September. Future monitoring will be required to assess the success of the project.

Extension of the Commercial Dock Lease – The Port entered into an extension of the Commercial Dock with CD Corp until March 2010.

Technology Park Phase II – Phase II was for the completion of Innovation Drive, creating four lots, totaling 13 acres, and the storm water retention pond for the Riverbend Area. The project scope increased with taking good sand material from the retention pond area and using it to fill the industrial park lots for future users. The fill material has been removed; more will come from the area behind Menards and the Commercial Harbor. Project is scheduled to be completed in early summer 2008. A total of 8 lots with over 20 acres will be available for industrial use.

The Port owns three retail parcels on Bruski Drive behind Menards that are for sale.

2007 Flood – The City of Winona and Port Authority were involved with recovery efforts from the August 2007 flooding. The City did not have the level of damages as other areas and communities but staff was involved with recovery efforts from hours after the floods. Port Authority staff assisted in the creation of the Winona County Business Recovery Loan Program and worked with DEED for the funding. The Port is offering a loan program under Winona County to any business in Winona who was impacted by the flood. So far three businesses in the city have applied for funding assistance.

Hal Leonard Ground Breaking – Hal Leonard held a ground breaking ceremony on August 15th to signal the start of their over \$7 million expansion project in Winona. The new building will have over 180,000 square feet of space for the business's operations. The company hopes to move into the new space in May 2008.

Companion Animal Care Center Expansion Project –

A ground breaking ceremony was held on December 17th for the new and expanded Technology Park location. This over \$2 million project was funded in part from the Minnesota Community Capital Fund, a statewide investment fund of which the Port Authority was a founding member. The MCCF provides competitive financing to match private money for eligible projects. Up to a million dollars is allowed for a project based in Winona as a result of the Port's \$100,000 initial contribution. The Port also approved a loan from the Revolving Loan Program.



Winona County Historical Society Project – The Port Authority completed the purchase of the Winona County property and then sold it to the Winona County Historical Society for their expansion project. The Port entered into a long term agreement with Winona County to provide parking stalls for 24 County employees on the Chrysler Winona block in exchange for selling the existing parking area.

Decertification of Watlow TIF – The Port Authority closed its last TIF District on November 23, 2007. This district was created to help Watlow Winona expand and grow in Winona in the 1980s.

Bluffview Montessori Bond Issue – The Port Authority issued \$5.7 million in tax exempt lease revenue bonds for the refunding of existing debt and new debt for an expansion at Bluffview Montessori School.

RTP Extension – RTP received a two year extension on the development of the property purchased from the Port Authority behind Peerless Chain. Preliminary plans call for a 175,000 square foot building on the site.

Gorman Foundry Brownfields Cleanup - Tom Severson of Severson Oil purchased the Gorman Foundry property. The Port and City applied for and received Brownfields money to be used to clean up the property for a new use in 2006. The cleanup was completed and environmental issues resolved in 2007.

Minnesota Wood Recyclers - Minnesota Wood Recyclers was moved from Technology Park to a location next to the City's sewer treatment plant. The property will be available for future industrial users.

Comprehensive Plan Completed and Accepted by City Council - Port Authority Commissioners and staff were part of the extensive Comp Plan process. Now that it has been accepted, the Port will be participating in the implementation of parts of the overall Comp Plan, the Downtown Plan and the Riverfront Plan. As an example, the Chrysler block is identified a future redevelopment site and first step is the Chrysler Winona purchase and provision of public parking.

2006 Developments:

Technology Park – The Port Authority will complete the construction of infrastructure for Phase I of Technology Park in 2006. Technology Park Phase I provides 19 acres of land for development. The Phase I contract with Winona Excavating was for \$1,190,146 and will be completed 2006.



Technology Park Phase II – The Port Authority through the City of Winona applied for \$300,000 in 2006 to assist in construction of infrastructure for Phase II of Technology Park. Phase II would result in 18 acres of land for industrial development.

Peerless Chain Property – The Port Authority purchased 32 acres of property from Peerless Chain Company in 2005. In 2006, the Port Authority approved the sale of 12 acres of this land to ***RTP Company*** for \$620,000. The plan is to use the land for expansion in Winona.



Commercial Harbor Dredging – The Port Authority approved a \$1,350,000 contract with J.F. Brennan Company to dredge the Commercial Harbor to add staging and fleeting area.

Maritime Heritage Society – The Port Authority approved the sale of 1.79 acres of property for \$107,400 to the Maritime Heritage Society. This property is in addition to property sold earlier and will allow for the expansion of the Minnesota Marine Art Museum which opened in July 2006.

Chrysler Winona Site – The Port Authority purchased the Chrysler Winona site for potential future redevelopment. The purchase price was \$500,000 and the property is leased back to Chrysler Winona for \$4,000 per month for 24 months.

Barge Fleeting Agreement – The Port Authority approved a new Barge Fleeting License Agreement with ARTCO Fleeting Services. The new agreement will begin in 2007.

Commercial Dock Facility – The Port Authority approved an extension of a lease agreement for its Commercial Dock Facility with C.D. Corporation to February 2008.

Winona County Historical Society – Authority approved providing replacement parking to assist in facilitating the expansion of the Winona County Historical Society.

Comprehensive Plan – The Port Authority is a participant in the update to the Comprehensive Plan which includes a sub-plan on Riverfront Development.



Pelzer Street Construction Project – The Port Authority continued to work on the Pelzer Street Reconstruction project in 2006. The \$3,570,000 in General Obligation Bonds were issued by the Port Authority in 2005. Construction continued in 2006 and will be complete in 2007.

Harry Vardon USA – Made a matching loan from the Port Revolving Loan Fund to assist in the company expansion. They bought and renovated a building and warehouse for their golf apparel distribution facility.

2005 Developments:

Brownfield Clean-Up – Staff worked to secure funds in 2005 for this environmental foundry sites owned by Tom Severson. A grant of \$426,750 was secured to assist in the clean-up and eventual redevelopment.



Brownfield Clean-Up – The owner of the McConnon property, Rich Mikrut, requested approval for a grant to investigate contaminants at the McConnon site.



J.M.W. Enterprises – The Port Authority sold a parcel in J.T. Schain Industrial Park to J.M.W. for a 25,000 square foot manufacturing facility completed in 2005.

Digicom – The Port Authority sold land for Digicom to build their 10,000 square foot office and warehouse building.



U.S. Fish and Wildlife Sign Shop – In 2005 the Port Authority approved the sale of the final parcel of land in the park to the U.S. Department of Interior.

Retail Analysis Study – The Port Authority sponsored the Winona Area Retail Analysis Study conducted by the University of Minnesota Extension.

Louisa Street extension to Highway 61 and Highway 43 discussed design issues with MNDOT.

2004 Developments:

During 2004, the Port Authority continued its role as the economic development arm of the City. The reported growth for the City of Winona's market values is 10.6% from 2004 to 2005 and 55.8% from 2000 to 2005.



Wenonah Canoe – The relocation of a facility from Canada to the Riverbend Industrial Park; involved: "JobZ" property, a workforce training grant, Minnesota Investment Fund money and the sale of property in Riverbend Industrial Park. It added more than 45 new manufacturing jobs to the Winona workforce.

Riverbend Industrial Park Road – The City extended sanitary sewer and water on the road right-of-way for use by Wenonah Canoe.

Menard Road (Part B) – The Port Authority funded and signed a contract for the construction of Menard Road (Part B) which runs from Riverbend Road to Bruski Drive.

Riverbend Road and Menard Road (Part A) – Completed an agreement for the development of Wal-Mart which included the construction of Riverbend Road and Menard Road (Part A) by Wal-Mart at a cost of approximately \$900,000.

Pelzer Street Construction Project – This project includes the reconstruction of Pelzer Street from a two-lane road to a four-lane roadway, building a bridge over a railroad, and widening Highway 14 (from the Gilmore Creek Bridge to Highway 61). During 2004, the Port Authority acquired more than 70 properties (in full or partial) for the new street construction. The Port Authority sold 11 of these properties at an auction.

Louisa Street Extension – Hired WHKS to design and prepare bid specifications for the extension of Louisa Street to Highway 61 (across the highway to the Sugar Loaf View).

Commercial Harbor Study – Completed the 2004 Commercial Harbor Study.

Commercial Harbor Dredging Project – Approved moving forward on dredging in the Commercial Harbor to create a new staging area and increase the fleeting areas (project cost of \$1,100,000).

Maritime Heritage Society – Approved the sale of approximately 6 acres of property in the Commercial Harbor for the Maritime Museum and the Dredge Thompson exhibit.

Schain Industrial Park – Filled the remaining industrial park property so that it would be ready for future sales.



Quality Sheet Metal Fabricators – Constructed and occupied their facility in the J.T. Schain Industrial Park.

Shakespeare Festival – The Port Authority agreed to invest \$25,000 per year for the marketing of the Festival for 2004, 2005 and 2006.

Lake Winona Sedimentation Project – Completed the Lake Winona Dredging Project which included the sedimentation ponds. (The ponds were constructed for drainage into West Lake Winona in and behind Woodlawn Cemetery).

Jimmy Carter Project – The Port Authority closed on the four homes that were built and were sold to moderate income households. The remaining balances, after closing

out of \$15,800, were transferred to the West Central Neighborhood Revitalization Program for the rehabilitation of homes in the surrounding neighborhood.

Washington Crossings – The Port Authority coordinated the renovation of the old middle school. This was a \$7,000,000 project and created 62 new housing units. The Port received a \$600,000 grant for the project and made a \$300,000 loan to MetroPlains.

Composite Products, Inc. – The Port Authority closed out with Composite Products, Inc. (CPI) on the bonds that were used to fund their facility. CPI paid of all existing bond debt and became the owner of the property.

Saint Anne Extended Healthcare – The Port Authority refunded the Housing Revenue Bonds, Series 1997. This is considered conduit debt.

Home and Community Options – The Port Authority issued a \$920,000 Housing Revenue Note for a Home and Community Options Project (property located on Orrin Street). This is considered conduit debt.

Winona Health – The City of Winona issued \$19,075,000 in Health Care Revenue Notes for Winona Health for the construction of

Revolving Loan Fund Projects – A loan was made to the following companies:

- **Quality Sheet Metal** for \$75,000 for their new building project in Schain Industrial Park. (Total cost of the project was \$800,000.)
- **W&C Printing** for \$75,000 for their expansion on Third Street into a new building. (The project leveraged \$300,000 in private financing and added approximately 20 new jobs.)
- **Open River Press** for \$33,000 for working capital for marketing purposes. (The total cost of the project was \$66,000.)

2003 Developments:

Riverbend Business Park Access Plan – This plan provides a preliminary design of a transportation network around and in the Riverbend area. The plan was approved by MnDOT. The plan will focus on future transportation projects in the area.

Jimmy Carter Place Project – Three of the Port Authority constructed homes sold and were occupied by new families while the HRA sold one of their three townhouse units. Habitat for Humanity continued the construction of single family homes.

Washington Crossings is the housing project in the Old Middle School. Occupancy is expected on the west building in early summer 2004 with the east building occupied in fall 2004.



Menards completed construction on a 190,000 square foot home improvement store and opened in May 2003.

Kujak Brothers – Prepared and solicited proposals for the operation of the municipal dock in the Commercial Harbor. Kujak Brothers was awarded a one-year lease on the property.

Pelzer Street Project design and engineering work continued in 2003. Numerous open houses were held for the public to see and discuss the preliminary designs. Land acquisition will occur in 2004 with construction still scheduled for the 2005-2006 construction seasons.

Parkview Commercial Subdivision – The transfers of properties in the Parkview Commercial Subdivision were completed along with the street construction project.

J.T. Schain Industrial Park – The Port Authority of Winona approved the sale of property in the J.T. Schain Industrial Park to Quality Sheet Metal and Digicom.

J.T. Schain Industrial Park – The Port Authority sold property to River Valley Tool in the J. T. Schain Industrial Park.

Brownfields Grant Project – The Brownfields Grant Project in the Riverbend Industrial Park was extended until December 2004.

Brannt Valley Excavating – Brannt Valley Excavating was awarded a contract to fill the low-lying area in the J.T. Schain Industrial Park. Project will be completed in the spring of 2004.

Winona River and Rail & Winona Knitting Mills – Two Revolving Loan Funds projects were funded, Winona River and Rail and Winona Knitting Mills. Total loan amount was \$150,000 and the private match was \$777,000.

2002 Developments:

Dredging Lake Winona – Completed the dredging of Lake Winona and filling about 100 acres of retail and industrial property in the Riverbend Industrial Park.

Menards – The Port Authority of Winona sold 10.23 acres of additional property to Menards in the Riverbend Industrial Area. Menards will construct a new retail store on the site with an opening scheduled for June 2003.

West Lake Winona Water Management Study – The Port Authority authorized the undertaking of the West Lake Winona Water Management Study. The purpose of the study was to design a siltation area for sediments before the runoff flows in to West Lake Winona. The actual facility will be constructed in 2003.

Riverbend Industrial Park Area – The Port Authority of Winona authorized the engineering study for the Riverbend Industrial Park Area. The study will provide preliminary design of a transportation network around and in the Riverbend Industrial Park. The preliminary design will be used for transportation projects for the Port Authority and the City.

Commercial Harbor Project – An engineering study for the Commercial Harbor Project was started. The study will assist with the options for dredging, mitigation and permits for this project. The plans and permit are to be completed by November 2003.

Minnesota Community Capital Fund – The Port Authority of Winona contributed \$100,000 to the Minnesota Community Capital Fund. This contribution will leverage project funds for local businesses that will be able to apply for loans from the fund for up to \$1,000,000.

Parkview Commercial Subdivision – The Port Authority of Winona assisted the City of Winona and local property owners with the creation of the Parkview Commercial Subdivision. This new subdivision will allow for the relocation of Parks Avenue to an alignment the city desires. The subdivision will be plated and the new street constructed in 2003.

Jimmy Carter Place Project – The Jimmy Carter Place Project is underway with the construction of three townhouse and five single-family homes. These homes will be available for sale in 2003 with an additional 13 homes being built in the next two years. All homes will be affordable and sold to low and middle-income households. The City received \$330,700 from the Minnesota Housing finance Agency and \$165,000 from the Greater Minnesota Housing Fund for this project.

Rehabilitation Projects – Community Development completed two downtown rehabilitation projects in 2002.

MetroPlains Project – The Community Development Office coordinated re-zoning, preliminary plans and environmental abatement for the MetroPlains Project to convert the Old Winona Middle School into 61 new apartments. Funds were secured in 2001 with Construction starting in 2003.

Gleason Engineering Industries – Gleason Engineering Industries purchased 1.06 acres of industrial property from the Port Authority of Winona in the JT Schain Industrial park. Construction and occupancy on a 10,000 square foot facility will occur in 2003.

Miller Waste Mills – Miller Waste Mills demolished an existing building and constructed a new two story manufacturing space for \$1,500,000.

Winona State University – Winona State University is constructing a new science building for \$24,728,000.

Menards – Menards began construction of an 187,000 square foot retail facility for \$5,195,000. The facility is expected to open in June 2003.

Winona Warehouse Corporation – Winona Warehouse Corporation began construction on a 12-unit apartment building that is scheduled to be occupied in summer 2003.

Support Terminal Operating PTN – Support Terminal Operating PTN is constructing a 90-foot storage tank for expansion of their business operations.

Underdahl Chevrolet – Underdahl Chevrolet is constructing a new body shop facility for \$391,000 with use to be in January 2003.

Winona State University Foundation – Winona State University Foundation began construction on four 25-unit apartment buildings at a cost of \$9,400,000. The units will be ready of occupancy by September 2003.

J.B. Properties – J.B. Properties is constructing a two story, 15 unit apartment building valued at \$600,000 in the East Burns Valley area of town.

Brach Candy Company – Brach Candy Company is constructing an 11,500 square foot warehouse addition for \$200,000. The warehouse will be occupied in 2003.

RiverStar, Inc. – RiverStar, Inc. is adding a 30,000 square foot manufacturing addition to their existing facility. Cost of the addition is \$1,170,000.

Mikrut Properties – Mikrut Properties is constructing a 15,000 square foot manufacturing and warehouse addition on McConnon Drive for \$250,000.

Mikrut Properties – Mikrut Properties is constructing a 36,000 square foot light manufacturing building for \$760,000. Space will be available for lease users in 2003.

Sugar Loaf Ford – Sugar Loaf Ford is constructing a 4,500 square foot addition to the shop and body shop areas for \$310,000.

Winona State University – Winona State University has a number of renovation projects occurring on campus including roof replacement, remodeling of the student center and various offices. The total cost of these combined projects is \$2,259,000.

Winona State University – Winona State University is undertaking a renovation of the Maxwell Center at a cost of \$1,290,000. The facility will provide additional conference facilities for use by the University and other organizations and associations.

2001 Developments:



Lake Winona Dredging/Riverbend Fill Project – The dredging of the Lake was completed on November 2, 2001. The clean-up of County Ditch #4 was completed on December 28, 2001. The Port Authority/City is under a Restoration Order for clean-up of wetlands on the Peerless Chain Property. This work will be conducted in 2002.

Winona Retail Project – Approximately 10.5 acres of property was sold to Menards in 2001. Menards contracted with the Port Authority for approximately 350,000 cubic yards of fill material which was placed on their property during the dredging project. Additional fill material was used for surcharge on the site. The construction of the Menards store will begin in spring 2002 with an opening expected one year later. Additional retail stores could start construction in 2002 and 2003.

Commercial Harbor Salt Pile – The Port Authority received a release from the MPCA on the Notice of Violation for the salt pile in the Commercial Harbor. Staff represented the Port Authority during legislative hearings on proposed new regulations concerning salt storage requirements. No legislation was passed during the 2001 session on this issue.

Municipal Dock Operations – The Port Authority solicited requests for operations of the Commercial Dock. The Port Authority entered into a new contract with Kujak Brothers for operation on the dock for the next two years.

Winona Port Study – The Winona Port Study was begun with the cooperation of MnDOT, the City of Winona, and Port Authority and the hiring of Edwards and Kelsey to conduct the work. The issues to be studied include the commercial harbor activities, railroad operations, and potential increases in traffic and connections with the State highway system and the City of Winona road system. Numerous meeting with the agencies and public were held in late 2001. The final study should be released in April 2002.

Riverbend Industrial Park – The Port Authority Commissioners approved using the Negotiating Committee as the review group for the planning and design of the new Riverbend Industrial Park property owned. Staff was directed to prepare an RFP for design services for the industrial park. This activity will be conducted in 2002.

Commercial Harbor Plan – The Port Authority approved the use of an RFP for the design and permitting services for the expansion of the Commercial Harbor including potential wetland permits. The activity will begin in 2002.

Exchange of Property with Community Memorial Hospital – The City of Winona traded property in and adjacent to Lake Park for the purpose of expanding the hospital potential land area for open space and future development and to provide a better located ball diamond and playground equipment location for the public park.

Sold Property to Donald Biesanz – The Port Authority a small piece of property to Donald Biesanz adjacent to the east end of the Jefferson Pub building. The purpose was to clear title of the property for sale to a local dentist for a new office location.

2000 Developments:

Lake Winona Dredging Project/Riverbend Fill Project – About two thirds of the sand dredging was completed in 2000. The remaining sand and muck dredging will be completed by fall 2001. An additional 500,000 cubic yards of sand material may be dredged for the Winona Retail Project.

Harriet Street – Port Authority completed the extension of Harriet Street in the Riverview Industrial Park.

Commercial Harbor Salt Pile – The Port Authority received a Notice of Violation from the Minnesota Pollution Control Agency concerning the salt pile in the Commercial Harbor. The Port immediately acted to comply with Best Management Practices as established by the Salt Institute. The Port is waiting to hear from MPCA on release of the NOV.

Property Lease with Kujak Bros. – The Port Authority agreed to extend the property lease in the Commercial Harbor until March 2002 at the same lease payment.

Contamination Clean-up Grant – The Port Authority applied for and was granted a \$993,000 grant to assist with the Winona Retail Project in covering the foundry sand on the site. The funds must be spent within two years for appropriate cover such as parking lot and buildings.

Revised Business Subsidy Policy – The Port Authority approved a revised Business Subsidy Policy for local economic development projects as required by State law.

Engineering Contract for Dredging Project – The Port Authority entered a contract for services with Robert Bollant to provide the administration and oversight on the J.F. Brennan contract for Lake Winona Dredging and Riverbend Industrial Park Fill Project.

Winona Middle School/Metro Plains – Submitted an application to DTED for \$600,000 from the Small Cities Block Grant Program on behalf of Metro Plains for the development of the old Middle School into affordable housing.

1999 Developments:

Winona Middle School – The new middle school building began construction in May 1999. Occupancy is scheduled for fall 2000.

Fastenal – A new 50,175 office/manufacturing facility for a total of \$1,775,000 began construction.

Winona Knitting Mills – WKM is constructing a 40,000 square foot for warehouse and distribution at a cost of \$700,000.

Green Mill Restaurant – A building permit for \$316,200 for the construction of a Green Mill Restaurant was taken out. The restaurant opened in July 1999.

Technigraph – An addition to the Technigraph facility for warehousing and a loading dock began construction at a cost of \$317,000. The new addition is completed and being used for operations.

Living Light Church – Construction of a new church facility at a cost of \$700,000 began in July 1999.

Kwik Trip – A \$200,000 permit for the construction of a replace for an existing convenience store facility was taken out in August 1999.

1998 Developments:

Service Drive - Deones and Holiday Inn – The street will provide access off Highway 61 connecting to Highway 43. The street will serve: McDonald's East, the new Holiday Inn & Suites, and other commercial property to be developed in the area. The Port approved contributing 50% of construction costs, \$73,000 out of the Watlow Tax Increment District fund for the project. The balance of construction costs and engineering fees will be paid by the owners of the property (Mike Rivers, Nick Deones, and McDonald's).

Winona Occupation Resource Center (Winona ORC) – Winona ORC requested the Port Authority approve the Issuance and Sale of \$800,000 of Industrial Development Revenue Notes Series 1998 for an 18,000 square foot expansion. The expansion includes 5,500 square feet of office space and 12,750 square feet of manufacturing space. The project will result in 10 additional employees immediately and 20 additional employed within two years. Additionally, the Port previously approved a contribution of \$10,000, and the Port Revolving Loan Committee approved a \$50,000 loan to Winona ORC for equipment purchases.



Daniels/Sears – The Port Authority sold property to Dennis and Donna Daniels for a new 14,000 square foot hardware store. A portion of the property would be sold to Donald and Donna Chamberlain for the construction of a 10,000 square foot Sears Retail Store. The sale price of the land is \$1.25 per square foot for a total price of \$174,240. The Port received a total of \$201,296.15 due to improvements on the site of \$27,056.15.

The Port Authority approved funds for pilings and foundation work for the Daniels Hardware Store and the Sears Store. The Riverfront Tax Increment District fund will be used to pay for the work (Daniels not to exceed \$60,000 and Sears not to exceed \$39,500).

Watlow Polymer Technologies – Watlow Company created a new company, Watlow Polymer Technologies and made a decision to locate the new company in Winona. The new company will employ up to 200 people over the next 10 years. The company will renovate a building for approximately \$450,000 and purchase \$2 million of equipment. The Port contributed \$50,000 toward the project.

Riverbend Industrial Park – Commissioners approved a Phase I Environmental Assessment and Preliminary Geotechnical Evaluation for the Riverbend Industrial Park with Braun Intertect for \$13,600.

Winona County Lease – The Port entered into a one-year lease with Winona County for land in the Commercial Harbor. The County will use this as a disposal site for dredge material. Sand can be used by the City of Winona for its road projects.

Sunken Barge – The Port approved a resolution to apply to the Minnesota Department of Transportation to remove a sunken barge in the Commercial Harbor. Kujak Brothers Corporation will pay for 20% of the project.



Remlinger – Approved the sale of property in J.T. Schain Industrial Park to James and Deborah Remlinger. The 2.5 acres in J.T. Schain Industrial Park was sold for \$28,000/acre or \$70,000. The property will be used for Jim's Truck and Trailer. The building cost is estimated at \$325,000 - \$400,000. The project will result in an estimated ten new jobs.

Watlow Tax Increment Financing – Refunded the Watlow Tax Increment Financing debt. Savings on the refinancing is estimated at \$121,787 to \$136,634.

Hampshire Brands – Sold land in J.T. Schain Industrial Park to Hampshire Designers Inc. The parcel is adjacent to their current facility they bought from Fastenal. The property was sold for \$28,000 per acre.

Bike Path/Riverbend – The Port approved to include a bike path as part of the plat for Riverbend Industrial Park.

Other Port Authority activities in 1998 include:

- Provided information and maps to groups, organizations, and citizens on the proposed Lake Winona Dredging Project including the filling of Riverbend Industrial Park.
- Facilitated discussion on the DM&E proposed expansion project and brought forth concerns for Winona.
- Served as Port and City representation on the Winona Middle School Building Re-use Committee.

1997 Developments:

Hampshire Brands – Port approved the sale of the building at 1705 Wilkie Drive known as the Valley Wholesalers building owned by Fastenal to Hampshire Designers, Inc.

Rich Mikrut – Approved an extension on the start of construction on the land purchased in Riverview Industrial Park from the Port Authority.

Quality Inn – Quality Inn made a request to the Port for \$20,000 toward a remodeling project for restrooms to meet ADA Standards. The request was denied.



Cinema Entertainment – Property between the Port and Cinema Entertainment was traded. The Port transferred property behind the movie theater for company's expansion project, and Cinema Entertainment transferred property located on Johnson Street between Second and Third to the Port for public parking.

Midtown Tax Increment Financing – Approved terminating the Tax Increment Financing after the final project of rebuilding Center Street and relocating the Post Office mailboxes.

Ron Jaastad – Approved a five-foot easement for access, signage, and windows for the building at 163 East Second Street. Mr. Jaastad will be purchasing the building.

Fastenal – Sold land in the Upper Yard Industrial Park to Fastenal for the expansion of Quick Rite. The sale involved approximately 2.6 acres of land for a total sale price of \$25,000.

Dunn Blacktop Company – Approved selling dredge material in the Commercial Harbor. Product sold for \$1.26/cubic yard for a total of \$64,697.46.

Butch and Lynn Beier – Approved \$10,000 toward the expansion project at Beier's Restaurant. Project is estimated at over \$300,000.

Compost Site – Leased property for the compost site for ten years to Minnesota Wood Recyclers.



Dredging – Issued Certificate of Completion for dredging the staging area in the Commercial Harbor. Contract was with J. F. Brennan for a final cost of \$195,344.

Schwab Lease – Approved a lease with Schwab Construction through July 2000 for property leased in the Commercial Harbor area.



Home Federal Savings Bank – Approved the sale of property to Home Federal Savings Bank Corporation to build a new facility downtown. Project involved the transfer of property from the Port at Fourth and Center Streets to Home Federal and Fifth and Center Streets from Home Federal to the Port Authority.

Judith Brugger – Approved sale of property to Ms. Brugger to access her business from Frontenac Drive.

Miller Scrap Iron & Metal – Sold a parcel of property in the Riverview Industrial Park behind the recycling business to Miller.

Henry Ramer – Sold a parcel of land in the Riverview Industrial Park behind the business to Mr. Ramer.

J.F. Brennan Company – Approved the low bid for dredging the staging area in the Commercial Harbor.

Kujak Brothers Corporation – Entered into a five-year lease agreement extension for the Commercial Dock facility.

Third Street Reconstruction – Huff to Grand Streets, Wilson Street Second to Third Street funded from the Riverfront Tax Increment Financing.

Northeast Neighborhood Housing Program – Approval of SCDBG Northeast Neighborhood Housing Program. This program will provide \$385,440 for owner occupied and rental rehabilitation.

Winona Bread and Bagel – The Revolving Loan Fund Committee of the Port Authority made a loan of \$25,000 to the company for equipment purchases.

Callista Court – Assisted through tax exempt financing – Housing Revenue Bonds.



DM&E – DM&E paid off their loan to the Port Authority. The Company upgraded rail tracks, cross ties, and ballast rock along the track lines. The total project cost was \$5.7 million.

1996 Developments:

Composite Products Inc. – The Port approved the sale of General Obligation Industrial Development Refunding Bonds, Series 1996A. Cost savings estimated at \$57,000 over the life of the debt.

AmericInn – Allocated funds for a storm sewer extension to be paid from the Riverfront Tax Increment District for the parking lot drainage. Cost estimate is \$60,000.

Wenonah Canoe – Approved \$6,400 toward the expansion project. The project includes manufacturing, office, and warehouse expansions. Additional employees will be added as a result of the project.

Windward/AmericInn – Subordination Agreement approved between the Port Authority and financial institutions.

Small Cities Grant – Passed a supportive resolution for the City's application for housing rehabilitation funds.



Mike Rivers – Approved \$150,000 toward the Conference Center portion of Mr. Rivers Holiday Inn, Restaurant, and Conference Center Project. Funds would be approved upon a Certificate of Occupancy for the Conference Center.

Rich Mikrut – Approved the sale of 11 acres in Riverview Industrial Park to Mr. Mikrut for expansion of his business and construction of a 25,000-40,000 square foot building for warehouse/manufacturing. The sale involved 481,820 square feet of land at \$.50/foot for a total price of \$240,910.

Tom Severson – Approved the sale of property in Riverbend Industrial Park to Tom Severson. The sale involved 1.84 acres of land at \$5,000/acre for a total price of \$9,182.74.

Midtown Foods – Transferred property for additional parking. Parking will increase from 94 to 102 stalls through the transfer project.

Telecommunications – The Telecommunication Committee reported on efforts to market Winona to telecommunication companies.

Winona Knitting Mills – Winona Knitting Mills provided a report on their expansion project which involved a State/Federal Loan of \$500,000. One hundred twenty-five employees were added and over \$3 million was invested by Winona Knitting Mills.

Port Assistance – Approved applying for a Port Development Assistance Program for proposed dredging in the Commercial Harbor.

Parking – Approved acquisition of a parcel of property on Second Street between Walnut and Market for the purpose of a 32 stall public parking lot. Housing and Redevelopment Authority Tax Increment Funds would be utilized to undertake the project.

Valley Wholesalers – Approved a transfer of property from Valley Wholesalers to Fastenal in J.T. Schain Industrial Park. Approval was needed since title cannot be transferred within five years of the original sale unless approved by the Port Authority.

McNally – Sold a parcel of land in Riverview Industrial Park to Dave McNally for expansion of Tri-Mac. The sale involved 7,000 square feet of land at \$.38/square foot for a total sale price of \$2,670.

Windward – Approved the sale of land in Riverview Industrial Park to Windward for a new 48-unit AmericInn Motel. The sale involved 61,995 square feet of land for a total sale price of \$47,493.75.

Tour Boat Center – Approved funding a high water dock for the Tour Boat with General Obligation Economic Development Bonds remaining from Prairie Island shower facilities and Tour Boat Center. This was part of the original Tour Boat Center plan but was eliminated due to lack of funds. The shower facility, however, came in under bid.

Harvest States – Approved a five-year lease for purposes of a truck staging area.

Tax Increment Funds – Approved the transfer of Winona Opera House construction account to the Kensington Tax Increment Fund.

Alley Dedication – Port dedicated an alley between Center and Lafayette Streets in the block North of Second Street to the City of Winona.

Dayton/Hudson Corporation – Approved \$500,000 in Tax Increment Financing funds for site preparation work for a new Target Store. The 90,000 square foot facility is estimated at \$7.5 million. The project will generate approximately \$180,000 per year in property taxes. Participation will occur upon a Certificate of Completion for the project.



MN Ports Association – Approved a resolution supporting the Minnesota Port Development Assistance Program which would provide funds for Minnesota Ports for port capital improvements.

Bay State Milling – Approved a final resolution for Industrial Development Bonds for Bay State Milling for equipment upgrades and refinancing.

Revolving Loan Fund - Loans were made to:

Composite Products Inc. - equipment purchases	\$40,000
Behrens Manufacturing (J.K.P.) - building expansion	\$50,000
B and B Tool - working capital	\$50,000

Community Development Department – Completed final projects for Downtown Revitalization. The two projects (1990 & 1993) resulted in 69 rental units created or rehabilitated and 38 commercial buildings rehabilitated. City grant funds of \$1,381,000 leveraged funds of \$1,550,000 privately.

1995 Developments:

Bay State Milling – Bay State Milling sought approval of an application for Industrial Development Bonds for a \$7 million project.

Severson/Riverview – Revised the sale of Outlot G. The south one-half of Outlot G would be sold to Mr. Severson with the north one-half being proposed to sell for another development. If the other development does not proceed, the Port may retain the property or sell it to Mr. Severson.

Commercial Court Partners – Approved \$33,000 in Tax Increment Funds for elevator installation and handicap accessibility improvements at 127 Johnson Street. The project cost is estimated at \$164,000.

Downtown Conoco – Approved the purchase of property to develop parking.

Telecommunications Committee – Forty prospects were contacted through the marketing effort undertaken by the Port Authority with Mediawerks.

Labor Feasibility Study – Approved partial funding of a Labor Feasibility Study to determine a job specific labor study for telemarketing companies in the Winona area.

Riverfront Development District – Approved enlarging the Development District to include the Prairie Island Campground.

Call for Bond Sale – Approved sale of \$590,000 in taxable General Obligation Bonds to finance the cost of the Prairie Island Campground improvements and the Tourist Boat Center facility.

Froedtert Malt – Approved the use of \$650,000 in the Riverfront Tax Increment Financing to assist Froedtert Malt's participation in the expansion of the Wastewater Treatment Facility.

Prairie Island/Tour Boat Center – Approved issuance of General Obligation Bonds not to exceed \$650,000 for the shower facilities at Prairie Island and the Tour Boat Center. One-half of the 1% hotel/motel tax proposed to be used to pay for the Tour Boat Center project.

ARTCO License Agreement – Renewed ARTCO's license agreement for fleeting area in the Commercial Harbor Area. The renewal term of the license will commence on April 1, 1995 and will continue through December 31, 2000.

Revolving Loan Fund – Approved guidelines for the operation of the Port Authority Revolving Loan Fund.

Durnen Trucking – Sold 5.99 acres adjacent to the City's Wastewater Treatment Plant to Durnen Trucking. The property will be used as a recycling center for concrete and blacktop. The sale price of the land was \$5,990.



Valley Wholesalers – Approved the sale of 3.7 acres of land in J.T. Schain Industrial Park to Valley Wholesalers to construct a new 35,000 square foot facility with an option on an additional 1.5 acres. The sale price of the land was \$96,744.38.

Business Retention and Expansion – The Department of Community Development completed a Business Retention and Expansion Survey and presented the results to the Commissioners.

Chrysler Winona – Approved a two-week lease of property to Chrysler Winona for purposes of holding an automotive sale at the northeast corner of Second and Huff Streets. A \$300 fee was charged for the two-week lease.

Economy Auto Salvage, Inc. – Approved sale of property in the Riverbend Industrial Park adjacent to the existing business of Economy Auto Salvage for business expansion. The sale price of the land was \$14,650.

Badger Equipment – Reported to the Port Authority on the new equipment expansion project that the Port participated in. Twenty-nine new jobs were created.

Riverview Tax Increment Financing – Approved the sanitary sewer replacement on Third Street between Olmstead and Ewing Streets to be paid from the Riverview Tax Increment District.

Winona Knitting Mills – Approved the application for \$500,000 to the Minnesota Department of Trade and Economic Development for loan funds for the expansion project.



Lake Winona – Public Works provided Commissioners with an update on the dredging of Lake Winona and Riverbend Industrial Park fill project.

Levee Docks – Proposal to locate transient docks at Levee Park will be presented to the HRA for their approval utilizing Downtown Tax Increment Financing funds.

Chester F. Pozanc – Approved sale of property in Riverbend Industrial Park to Chester Pozanc for business expansion. The 3.95-acre parcel is adjacent to Durnen Trucking. The sale price of the property was \$3,950.

Downtown Conoco/Midtown Foods – The Port Authority approved the purchase of 101 East Fourth Street for additional parking. The property was purchased for \$130,000 with a donation from Midtown Foods of \$125,000.

Revolving Loan Fund – The Revolving Loan Fund Committee made the first loan from the fund to Winona Production Services for a new building to be constructed at 1025 East King Street. The amount was \$50,000, matching over \$340,000 in private funds.

1994 Developments:

Durnen Trucking – Approved the sale of property in Riverbend Industrial Park III to Durnen Trucking for stoning equipment and constructing a building to facilitate their business. The sale price of the property was \$1,584.02.

ARTCO – Amended the License Agreement to have ARTCO provide sounding of the harbor on a request basis rather than on a quarterly basis.

Sale of Property Policy – Approved a clause to be in future Port sale of property contracts to require that property will need Port Authority approval if resold within five years of purchase.

Winona Marine Inc. – The Port Authority was granted a Summary Judgement in the case between the Port Authority of Winona and Winona Marine, Inc.

Schwab Company – Approved a three-year \$100/month lease with Schwab Company to receive dredge material.

Fastenal, Inc. – Approved sending a letter supporting Fastenal's permit to fill an area for construction of a 45,000 square foot manufacturing facility. The letter would be sent to the Army Corp of Engineers in support of the project.

Breezy Acres – Approved funds from the Winona Knits Tax Increment District to assist with public utilities to serve the industrial park. Businesses have been required to have sewage treatment facilities installed. The City is allocating \$40,000 for the project along with the \$45,000 in Tax Increment Financing funds.

Badger Construction – The Company will acquire a new product line for approximately \$2 million. The Port approved \$20,000 toward the project.

Country Kitchen – Approved \$10,000 toward a \$270,000 renovation project for handicap accessibility improvements.

American Plumbing – Denied a request to lease 100 feet of frontage to American Plumbing.

- Continued to work on negotiations regarding **Riverbend II Industrial Park** to resolve the wetland issue to develop the area.
- Provided a resolution of support for **Winona Production Services** application for Southeastern Minnesota Initiative Fund loan.
- Worked with the Chamber of Commerce on Retail and Commercial Task Force for potential company locations in the Winona area.
- Worked with the Winona Council for Quality, Economic Partners for Southeastern Minnesota, and Downtown Cooperative.
- Contact was made *with* 43 companies from contacts at the State and regional levels as well as through SAMPE.

1993 Developments:



Choate Project – Development Agreement revisions were completed for the sale of property. The proposed project by the Morrison's would include condominiums on the upper floors and retail on first floor.

Choate Redevelopment – Approved the potential sale of property behind the Choate building for garages for the Choate Redevelopment Project.

Composite Products Inc. – Approved a Consent Agreement for collateral assignment for financing.

Perkins – Approved participation in the \$700,000 renovation project to locate a Perkins Restaurant in the Holiday Inn. The project would assist in the amount of \$30,000 for renovation work relating to handicap accessibility and fire and safety issues.

Winona River and Rail – Approved submitting an application for loan funds on behalf of Winona River and Rail to the Minnesota Department of Trade and Economic Development for the fertilizer/bagging facility and warehouse. The State loan would be for \$150,000 with the total project estimated at \$1.5 million resulting in 12-15 new employees.

La Farge Corporation – The Port Authority approved a motion for the company to park barges in front of the Modern Transport terminal on East Front Street over the winter months.

Riverfront Management Plan – The plan has been approved by the City Council and Port Authority and activities in the plan will be brought before Commissioners.

ARTCO – Approved a temporary lease to store barges in Commercial Harbor area.

Downtown Revitalization Program – Provided a resolution of support to apply for Small Cities Development Program to continue downtown building rehabilitation programs.

Riverview Industrial Park – Approved conducting a Phase II Environmental Study for the Riverview Industrial Park.

Universal Chevrolet – Approved a lease/option for a portion of Riverview Industrial Park. The lease was for 10 years and an option could be exercised if a \$500,000 development would take place on the property.

Composite Products, Inc. – Approved an application for State Economic Recovery Funds for \$400,000 toward the project. Bonds in the amount of \$600,000 and \$3 million through private sources would be the sources of financing for the expansion project.

DM&E – Participated with the DM&E in a reconstruction project of the rail line from Mankato to Winona. Funds are repaid to the Port by DM&E and five businesses that committed to assist in the payback. Approved an amendment increasing the Port's participation in the rail improvement project by \$159,980 bringing the total to \$575,157.

Nathe – Approved the sale of property by Nathe consistent with the Port Authority's sale to Nathe.

Star City – Port Commissioners approved the recertification documents for the Star City Program.

Kujak – The Port Authority approved a sublease of property by Kujak to Harvest States Cooperatives.

- Sponsored the following companies in their effort to secure Southeastern Minnesota Initiative Fund loans: **Badger Foundry, B & B Tool, Winona River and Rail, North Castle Specialties, and Canamer International.**
- The plaza removal project was approved for **reconstruction of Third and Center Streets** to open the area to vehicular traffic.

1992 Developments:

Kujak - Winona Marine – Denied a sublease between Kujak and Winona Marine.

Mills Property, Inc. – Removed a covenant from the Fleet Farm Agreement to allow for refinancing.

Compost Products, Inc. – Set dates for the issuance and sale of General Obligation Industrial Development Bonds for the expansion project. The bond sale will occur in 1993.

Century Foods – Approved a purchase agreement for property in Riverview. Staff spent seven months working with a food processing company located in Wisconsin to build a facility in Winona. The company decided to expand at its current location in Wisconsin.

Fleeting Areas – Adopted a resolution opposing the establishment of fleeting areas outside the Commercial Harbor area. The City supported establishing two fleeting areas on the Mississippi River outside of the Commercial Harbor.

Winona Marine – Approved a motion to pursue payment due the Port Authority under the License Agreement with Winona Marine.

Kujak – Approved a License Agreement to allow coal to be stored on the property in the Commercial Harbor from October to December 1992.

DM&E – Granted an extension since construction was delayed in order to get approval from all financing parties involved in the project.

ARTCO – Terminated the License Agreement with Winona Marine and approved a License Agreement with ARTCO Fleeting Services.

Kensington – The Port Authority facilitated a landscaping project around the area of Johnson, Second and Third Street, as part of the Kensington Tax Increment Financing project.

- The Port purchased railroad property from the Chicago and Northwestern Railroad in the areas behind **Nathe, Bay State, and Kendell Corporation**. The Port Authority sold the rail area to those adjacent three companies.

Riverfront Tax Increment District – Prepaid the bonds for the Riverfront Tax Increment Financing District since funds were sufficient to pay the bonds.

Tom Severson – Approved an extension on Mr. Severson's development in Riverbend II Industrial Park to June 1993.

Winona Knits Tax Increment Bonds – Port Authority prepaid the Tax Increment Financing Bonds.

Weisman Site – Staff updated on environmental issues said that clean-up is essentially complete and the property may be sold in "as is" condition. Northern States Power assisted in the effort.

16 Acres Fleeting – Past policy has been not to lease frontage in front of the 16-acre site as someone could lease the 16-acre site and have the direct water access. There have not been interested parties so a public notice of availability requesting letters of interest will be issued.

Compost Products, Inc. – First amendment to the lease clarify dates. There is inconsistency in two documents regarding the dates.

ADM – Approved the assignment of Garnac rights and obligations under Industrial Development Bonds to ADM.



Star City Recertification – The Port Authority approved a resolution to submit recertification documents for the Star City Program.

Commercial Dock Repairs – Bids to repair whalers were reviewed and the Port entered into a contract with American Plumbing for the project.

Compost Site – Approved a lease for the operation of the compost site in the Riverbend Industrial Park with Bruce Reed Jr.

Kujak Brothers – Approved a five-year extension with the Kujak Brothers lease for the commercial dock operations.

1991 Developments:

DM&E – Approved to enter into agreements for the DM&E Project. The DM&E was undertaking a \$4,150,000 track rehabilitation project. The Port made a \$415,000 no interest loan. The project allows to better service local shippers including Bay State Milling, Froedtert Malt, Harvest States, Garnac, Cenex, and others. Harvest States undertook a \$600,000 expansion of a rail to barge loading facility as a result of the railroad commitment. DM&E paid the principle back on a per car basis, while shippers pay a per car fee for a payment in lieu of interest payments.

Watkins – Certificate of Completion issued. The Port assisted in \$289,000 of Tax Increment Financing funds for a \$1.2 million project for Watkins to purchase the former Behrens facility in the Middle Yard Industrial Park to allow for expansion of a distribution center. Seventy new employees were hired.

NorLight – The Port received a prepayment, seven years early, on a loan made to the Company to provide the fiber optic connection in Winona. The project was necessary to bring the U.S. Sprint Operator Center to the community.

Commercial Dock – Public Works recommended improvements be made to the Commercial Harbor area. Whalers and timbers needed to be replaced on the Commercial Dock. Bids will be sought for the work.

Kensington – Approved the resurfacing of the Kensington parking lot and wall. The Port Authority entered into a lease agreement with Commercial Court Partners who will be constructing an indoor garage facility on the lot.

Tom Severson – Asked the Port to allow the sale of a strip of property owned by Severson in Riverbend II Industrial Park to be sold to Rivers Hotel Company for a hotel and parking project.

Badger Foundry – Approved a change in the Trustee for Industrial Development Bonds.

Commercial Court Partners – Approved the sale of land to Commercial Court Partners for \$50,000 to assist in the growth of U.S. Sprint. Assisted Sprint in expanding to the former Nystrom building to be used as an operator center and employ approximately 150 additional people.

Winona Opera House Parking Lot – Approval to solicit bids for resurfacing of the Kensington parking lot.

Froedtert Malt Corporation – Granted a one-year extension of property they bought from the Port Authority.

J & J Rubbish/Nathan Grossell – Issues regarding condition of the property sold by the Port Authority to Grossell. Issue referred to the City Planner.

Darby, Delano, & Price – Entered into a Party Wall Agreement to reconstruct the party wall as part of the Kresge Parking Lot Project.

No Wake Zone – Commissioners supported the establishment of a no wake zone from the Interstate Bridge to Bay State Milling.

Watkins – Approve Tax Increment Financing participation in two phases which requires an amendment to the Development Agreement.

Bruce Reed Jr. – Sold a parcel of land in the Upper Yard Industrial Park to Mr. Reed for tree plantings and wood recycling. The sale price of the property was \$4,700.

Tom Severson – Mr. Severson requested the creation of a subdivision in Riverbend II. Port allowed the subdivision with the agreement that Parcel A be development as per existing agreements or the Port will recover the property. Earlier in 1991 an extension was granted to Mr. Severson for development.

Watkins – Approved the sale of property in the Middle Yard Industrial Park adjacent to the Behrens facility. Watkins will use the land and the building for expansion of their business.

Hal Leonard Publishing – The Company prepaid Industrial Development Bonds authorized by the Port Authority.

Refunding General Obligation Bonds of 1984 – Accepted a bid for refunding bonds saving approximately \$110,000.

Winona Marine, Inc. – Approved a five-year License Agreement for barge fleetling and staging with Winona Marine.

Winona Fleetling – Early in 1991, the Port Authority held discussions regarding renegotiating fleetling operations with Winona Fleetling or seeking proposals for those services from other vendors.

Mississippi Welders Supply – A public hearing will be established for proposed sale of land in Riverbend II Industrial Park.

Kresge Parking Lot – In the summer of 1991, the parking lot was constructed for \$64,000 including new period lighting.

- 63 Business Contacts.

1990 Developments:

Sold property at 1065 East Fifth Street to Joseph and Roselia Weideman. The Port Authority acquired the property several years previous as part of the east end truck route project. The land will be used for residential purposes.

Walz-Buick-Olds-GMC – Assisted with an expansion project in the amount of \$7,500. It was estimated that taxes would increase by \$1,500 per year as a result of the project.

Ramer's Fish Market – Sold property on Second Street behind Ramers to them. A five-year lease with an option to purchase at the expiration was granted.

Matejka Recycling – Purchased 2.14 acres in the Middle Yard Industrial Park for \$51,000. A recycling facility will be built on the property.

Kresge, Paint Depot, Beier Building – Throughout the year, entered into purchase agreements, asbestos abatement contract, and demolition contracts for this project.

Nystrom Motors – Participated in the expansion project in an amount not to exceed \$30,000 for the extension of water and sewer to the new site. The costs were substantial to extend the service, and the new project increased the tax base.

Rochester Wholesale Fruit – Port approved using up to \$12,000 in Tax Increment Financing funds for the expansion of the business at the Standard Lumber property. Total project cost was \$145,000.

American Plumbing – Entered into a lease agreement in the Commercial Harbor area for five years. The lease is renewable.



Composite Products, Inc. – The Port Authority provided assistance by selling Private Activity Bonds for the construction of a new manufacturing facility for Compost Products, Inc. The new project allowed the Company to expand from 1 to 15 employees in the first year. The \$1.2 million provided for the 15,000 square foot building. The Port Authority structured a 15-year lease with Compost Products, Inc., paying off the principle and interest on the bonds. Ground breaking was in November 1990.

Modern Transport – The Port Authority entered into a lease agreement with Modern Transport to use property on the east end of the City for purpose of transferring commodities to and from barges. A fee of \$.07 per ton for commodities transported on, over, and across the premise will be received.

Tom Severson – Requested an extension on development of land in Riverbend II. The extension was approved.

St. Teresa Economic Development District – The District was created to allow for financing improvements to the West End Fire Station so that efficient and reliable fire protection can be provided to the campus and surrounding area. Public Project Revenue Bonds, Series 1990, in the amount of \$165,000, were issued for the project.

Kujak Brothers Corporation – Renewed lease on 2 acres of the 16-acre site along Riverview Drive.

Hossfeld Manufacturing – Hossfeld requested an extension on the time for development to occur. A meeting was held between the Port, Hossfeld, and Froedtert to solve issues related to the development.

Hengel Apartment Complex – Provided an easement to the owner of the property behind Hal Leonard to build a housing complex.

Little Bear Trading Company – Note resolution approved for the Little Bear Trading Company Tax Increment Financing Plan.

Riverview Industrial Park – Approved monitoring well application for the environmental clean-up.

- Asbestos abatement bids for removal of asbestos in the **Opera House, Kresges, Paint Depot, and Beier** buildings were accepted in the amount of \$59,818.
- The Port awarded the contract for demolition of the **Opera House to Winona Excavating** for \$96,250.
- Awarded the contract for demolition of the **Kresge Block to American Plumbing** for three buildings. The total cost was \$234,100.
- Worked on funding for a manufacturing center focusing on composites in Winona. Funding at the State level was limited, and the project was not funded.
- Completed Business Retention and Expansion Survey and a Labor Survey.
- Maintained inventory of available sites and buildings in the Winona area.
- 50 business requests.
- Established a **Real Estate Commission** for sale of Port property of 5%.
- Approved to include the **Opera House** property in a pigeon shoot to address this problem in the downtown area.

Venture Capital Group – Venture Capital Group was formed, and the Port Authority participated in the group bringing together entrepreneurs and venture capitalists.

1989 Developments:

Negotiations for property acquisitions for the **Kresge** parking area were started.

Announcement that **Long Distance/US Sprint** will open a mainland operator center in Winona. The Port Authority worked for two years on the project prior to the final decision being made. Initially 91 employees with future plans of increasing employment to 200.

MAMTC – Received a planning grant for potential location of a composite manufacturing center to be located in Winona. MAMTC - Minnesota Advanced Manufacturing Technology Center.

Froedtert Malt – Sold property to Froedtert Malt to expand their railroad spur for business operations.

Tom Severson – Requested an extension for development.

Riverfront Development Committee was established.

Garnac Grain – Denied a request to fleet barges. The Port Authority established a committee to review the harbor issues.

Generich Corporation/Hiawatha Valley Education District – Sold land in J.T. Schain Industrial Park for the construction of the Hiawatha Valley Education District building. Thirty professionals will be employed to serve the 14 school districts in Southeastern Minnesota.

William Miller Scrap Iron and Metal – Miller Scrap completed the purchase of property behind its facility on Second Street for expanding recycling, as did **Henry Ramer**.

Leased property in **Riverview Industrial Park to Winona County** to operate a household hazardous waste collection site until they build a facility.

Fiberite/ICI – Leased property in Riverview for providing employee parking.

69/71 Lafayette – Port Authority sold 69/71 Lafayette Street on a contract for deed. During 1989 the owner paid the Port for the property in full.

Little Bear Trading Company – A Tax Increment Financing District was created. Port Tax Increment Financing was used for a partial land write down for the acquisition of the property. The company committed to renovate the five-story building.

- Amended the **Winona Knitting Mills Tax Increment Financing District** to closeout the construction fund. This allowed for remaining dollars to be used for part of the debt on the purchase of J.T. Schain Industrial Park.

51 Walnut Street Tax Increment Financing was amended to pay for one-half of the special assessments on **111 Riverfront and the Finn and Sawyers Restaurant**. Handicap access and sidewalks were the improvements to be financed.

- Port continued clean-up of the PCB's in what was called the **Weisman Yard** area in Riverview Industrial Park. The Port has cleaned up the property substantially and is preparing a final cleanup action.

Worked with **Severson Oil** who purchased a piece of property previously purchased by another private individual. The property behind Fleet Farm will be used as a new retail and wholesale facility for Severson Oil operations.



Riverbend III was platted to dedicate right-of-way for Frontenac Drive and Louisa Street. Construction of the road will occur after fill permits are issued.

Mississippi Welder Supply Co. – The sale of property issue was tabled until a report on access to the site, which will require fill permits, can be addressed.

Desco Construction – The company is going out of business, and the Port will terminate the lease.

- Maintained site inventory.
- Advertised in national publications - nine contacts.
- 60 business requests.

1988 Developments:

Received designation as a **Minnesota Star City**.

Wenonah Canoe - Approved contributing to the \$200,000 expansion project. The Port will contribute \$3,415.52 for the curb, gutter, sewer, and water work. Six to ten new jobs, 8,000 square feet expansion, and approximately \$7,000 in new taxes after completion.



Winona Business Center closed (incubator). The facility opened in April 1987 and served a number of businesses until the time it was closed in November 1988. Provided funding for the Center for Business and Economic Development at Winona State University to complete a Business Retention Survey and a Labor Survey.

Hal Leonard Publishing - Facilitated a 60,000 square foot manufacturing expansion for Hal Leonard Publishing. Sponsored a resolution for Industrial Revenue Bonds. Expansion taking place on land bought previously from the Port Authority.

Choate Building - A parking lot project utilizing Housing & Redevelopment Authority Downtown Tax Increment dollars was discussed.

Comfortex – The Port Authority worked with WAIDA and Comfortex to build a 10,000 square foot building in J.T. Schain Industrial Park.



Froedtert Malt – Froedtert Malt extended their option from 1987 for property in Riverview Industrial Park.

NorLight – The Port Authority loaned \$150,000 to NorLight to facilitate the construction of fiber optics line to Winona. The project and agreements were developed over a number of months in 1987 and 1988.

- Sold bonds (\$470,000) to finance the acquisition of the railroad spur running from Center to Franklin Streets. Purchased the **United Building Center Lumber Yard** at Second and Franklin Streets and sold UBC land in the Middle Yard Industrial Park on Harvester Street. Purchased land from **Beaver Builders** in the Middle Yard Industrial Park and sold them a smaller piece to meet their needs. Port sold to **Bay State** the block on Second and Franklin Streets. A 3-acre site was left in the Middle

Yard Industrial Park. The reason for the whole project was to remove the rail spur to prevent cutting off the downtown area from the Mississippi River.



Dredging Lake Winona/Filling Riverbend –

Approved of proceeding to seek permits to dredge Lake Winona and fill the Riverbend Industrial Park.

Incinerator - Passed a Resolution of Intentions not to sell property to Winona County for an incinerator.

- **Riverbend II** land sold to **Valley Land and Development** for a 5-acre commercial retail facility.

Froedtert Malt – Approved an easement for utilities.

Martin Renk – Approved an option on 7 acres in Riverbend II Industrial Park.

Midtown Foods – The City will improve the parking lot north of Midtown Foods utilizing Midtown Tax Increment Financing funds.

Weisman Site – Efforts to continue the clean-up of contaminants on the site were reviewed.

- Announcement that the College of St. Teresa will close at the end of the 1988/1989 school year. The Port Authority was involved in discussion of the future use of the CST campus.

1987 Developments:

- Real Estate Research Corporation was hired to complete a draft plan for downtown development. The developer pulled out due to the major retail anchor not committing.
- Chamber formed a Downtown Committee to make recommendations to City Council. The future of the Pedestrian Plaza will be discussed in the report.
- The **UBC** purchase/relocation project continued to be worked on.
- Port purchase of rail spur from **Chicago Northwestern** for sale to adjacent property owners and expanded parking at the foot of Lafayette Street as well as alley improvements between Center and Lafayette Streets was discussed.

Norlight Long Distance USA – Continued to work on fiber optics agreements for the project.

Hossfeld Manufacturing – Requested an extension on property purchased from the Port in 1986.

Bruce Budnick – Amended the terms of purchase of property at Fifth and Jefferson Streets contingent upon rezoning for commercial uses.

Midtown – Midtown expansion was facilitated through the Port Authority. City transferred land to the Port who in-turn sold to Midtown. The Midtown Tax Increment Financing Fund was utilized for the project.

Winona Business Center was established downtown at 111 Walnut. The business center/incubator is up and operating.

Downtown Rail Removal – Researched the removal of the downtown rail storage yard.

Offer made to **Chicago Northwestern** for the purchase of the rail storage yard in downtown.



Purchased the **Winona Opera House**.

Long Distance U.S.A. may potentially locate in the downtown area.

Riverview PCB clean up. Clean up is a result of transformers on the old Weisman Scrap Yard site. Froedtert is interested in the Riverview site.

Grossell Wood Products – Approved the sale of property at Fifth and Jefferson Streets to Grossell Wood Products.

James & Kathy Serva – Sold property at Fifth and Jefferson Streets to J & J Rubbish.

Bruce Budnick – Approved the sale of property to Bruce Budnick in the Fifth and Jefferson Street area.

- Port received an option from Rosewood Corporation for 6.3 acres in Riverview for a retail facility.
- Worked with **Fiberite** who relocated R & D out of Winona to meet company needs; however, manufacturing will remain in Winona. The Department of Community Development purchased three homes and razed them to sell the land to Fiberite for their needs.

The UBC Middle Yard Project continued.

Hal Leonard will expand and build a 40,000 square foot warehouse on land they purchased from the Port. They received a 12-month extension on land in Riverbend I Subdivision.

- Construction on 150,000 square feet, **Fleet Farm** store began.
- Continued to work on the **Weisman Site Clean-up**.

Froedtert Malt – Approved purchase agreements for sale of property to Froedtert Malt in Riverview Industrial Park.

Valley Land and Development – Public hearing on the sale of land in the Upper Yard Industrial Park for commodity storage facilities.

- Worked with **Badger Foundry** for the purchase of 28 acres of land within the Riverbend II area. Badger will use it for site disposal of sand. The Port has an option to repurchase the property at the same price.
- Worked with **Riverside Electronics** on a relocation and expansion project in Winona including a grant proposal.



J.T. Schain Industrial Park – Approved payment for improvements for the Port's General Fund.

Winona Fleeting – Amended the license agreement to adjust the payment schedule.

Badger Foundry – Requested a 12 month extension on development in Riverbend I. Also worked with Badger regarding the Riverbend II site where land needs a permit from the Corp of Engineers to be filled.

Midtown Foods – Tax Increment Financing Plan was approved. Also, sold Midtown Foods 4,500 square feet for expansion purposes. A \$400,000 building renovation and \$200,000 equipment project are planned.

Modern Transportation – Discussion regarding barge to rail transfer of commodities on the east end. Two barges would be docked for this project.

- Worked with Winona State University and the State Legislature to promote the Winona State University Engineering School.

1986 Developments:

Weisman Site – Work continued with the Weisman Site. A remedial investigation plan was started.

J.T. Schain Industrial Park – Completed construction of utilities and road surface for the Industrial Park.

Pet Parade – The first business in J.T. Schain Industrial Park had their groundbreaking ceremony.



- Negotiated the sale of the **Boland Building** at 400 West Third Street to **Behrens** in 1985. A one-year Contract for Deed closed, and the Port Authority received \$301,300 for the full block at 400 West Third Street.
- Request by preservationist to explore the use of the **Opera House** for indoor parking to save the building. A study was undertaken to review feasibility. The Port attempted to obtain Request for Proposals within dollar limitations to take on the project. There was no response to the request.
- Worked with **Winona County** on the potential sale of six acres in the Port Commercial Harbor for its Waste-to-Energy Facility.

HRA Tax Increment Financing District was expanded to include what is commonly felt to be the downtown area.

- Completed the acquisition and demolition of property known as the **Pomeroy Building** at the foot of Lafayette Street. The property will be used for public parking.
- Participated in the **McGann/Shortridge Partnership's** purchase of the **Choate Building** by utilizing Tax Increment Financing funds for a land write-down.

Old Standard Lumber Building at the foot of Walnut was bought by **McGann/Shortridge** and will be converted to a restaurant. The Port is assisting in handicapped accessibility for the project.

- Sold 3,600 square feet of cleared land to **Hossfeld Manufacturing** adjacent to their building. Total sale price of the land was \$4,176.

Weisman Scrap Yard, located in the 450 block of West Third Street, was cleared of all buildings, fencing, and debris during 1986. During the excavation, it was found that oil had seeped into the ground up plan. Port notified MPCA who will work with the Port on a clean-up plan.

- City of Winona worked with **ShopKo**. They plan to open in 1987.

Lang/Remlinger - Proposed sale of land in the Upper Yard Industrial Park for a truck part storage and sale facility was reviewed by the Port.

- Port facilitated permits to fill the land for the **Fleet Farm Store**. Construction to take place in 1997.
- Port worked with **Fastenal** to sell property in **Riverview Industrial Park**. Due to unforeseen soil problems, the project was abandoned.

Commercial Dock – Made improvements to the dock including the replacement of cluster pilings. Cost was \$12,350.

Bugsy's/Opera House – The Port closed on the purchase of the building.

Winona Fleeting – Amended the lease agreement to restructure payments.

Kujak Brothers – Amended the lease agreement for payment to be made based on verified shipping/tonnage statements received by the Port from Kujak Brothers Corporation.

Fiberite – Approved leasing the property at the former Weisman Site, 24,000 square feet for \$125/month.

J.T. Schain Industrial Park – Protective covenants were approved for the Industrial Park.

Badger Foundry – Tentative approval for 20 acres of land for lease in Riverbend Industrial Park for disposal of their waste sand.



Riverbend Industrial Park Fill Permit – Blanket fill permit to fill the Riverbend Industrial Park was denied by the Army Corp of Engineers.

Modem Transport – Request for an easement across 100 feet of the permanent dike for a conveyer system to move material from barges to property. Staff was directed to investigate concerns.

Mark Modjeski – Received a one-year extension for development on property in the Fifth and Jefferson Street area which was purchased from the Port.

- A task force was developed to oversee the development of a business incubator.
- Worked with the Downtown Executive Committee on a plan for downtown redevelopment.
- Implementation of a Downtown Traffic and Parking Study.

1985 Developments:

Hal Leonard Publishing – The Company received a one year extension on development of Lot 2, Block 2, Riverbend Industrial Park.

- The Port designated two new industrial parks during 1985, the **Riverview Industrial Park** was platted in April and **J.T. Schain Industrial Park** in June.
- Received Request for Proposals for marketing the sale of land in the J.T. Schain Industrial Park.

Riverside Electronics – Prepared two grant/loan applications for the company and proposed the sale of Port property to the company.

Compost Site – Approved a five-year lease to the City for land in Riverbend II for a compost site for the City.

- The Port began leasing 16 acres of prime riverfront property that was filled in 1984 as part of the expansion of fleeting. **Kujak Brothers** leased 2.5 acres; **Desco Inc.** leased 2 acres.

Kujak/Commercial Dock – Approved having the roadway at the Municipal Dock paved. Approved the lease to Kujak of 2.4 acres on the 16-acre site.

Duane Speed/Duane's Heating – Approved sale of 2,246 square feet of property to Duane Speed. The sale price of the property was \$.17 per square foot for a total of \$400.

Miller/Ramer – Leases were prepared with the option to purchase property owned by the Port Authority adjacent to their businesses.

Weisman Site – Continued evaluation of soil contamination.

51 Walnut Tax Increment Financing – Amendment to reflect the payment of improvement costs for use of bond funds.

Library – Architectural analysis has resulted in the Second Street/Riverview Drive site for the location of a new library.

Tom Severson – Approached the Port Authority regarding the potential of a gas and convenience store at the corner of Second Street and Riverview Drive.

Chicago Northwestern Rail – Continued with negotiations for the sale of property to the Port Authority.

- Parking provided at **Washington Street**, which is leased to the County and **Lafayette Street** parking lot to serve downtown. Both were funded with Downtown Tax Increment Financing dollars.

Governor's Design Team visited Winona, partially sponsored by the Port Authority, to provide recommendations and ideas for the renovation of the downtown area.

- Negotiated the Contract for Deed on the **Boland Building** at 400 West Third Street to **Behrens**. Lease with **Hein Werner**/Winona Van Norman's parent company, was terminated to facilitate the sale. The termination was at the request of Hein Werner.
- Worked with **Froedtert Malt** on their expansion plans for which Industrial Revenue Bonds were issued in the amount of \$17 million.
- Worked with **Schuler Chocolates** on an expansion project.
- Worked with developers for potential use of the Choate building.
- The Mayor designated the Port Authority as the Executive Committee to pursue Star City designation.
- Research and analysis completed to begin the investigation of a business incubator for Winona.

1984 Developments:

Watlow was opened and occupied in 1984.

McNally Builders/Tri-Mac began construction after the Port Authority authorized \$450,000 in Industrial Revenue Bonds.

- Sold land to **Duane's Heating and Ventilating** for a new facility on Harvester Street in the Middle Yard Industrial Park. Sharon Sweazey purchased property in the Upper Yard Industrial Park for **Professional Snowplowing**.

Chester Pozanc – Transferred land to Mr. Pozanc who then transferred another parcel to the Port for the right-of-way needed for **Frontenac Drive**.

Brennan Marine – Through correspondence, Brennan stated their intention to provide services in the barge fleeting area the Port licenses to Winona Fleeting. The Port responded that the licensee has the sole and exclusive license to provide service in that area.

- Three responses were received from Request for Proposals for **Second and Huff Streets** including: 4,000 square foot office building, a motel/convention center and museum, and the expansion of the Speltz Gas and Oil Company warehouse.

- A new Tax Increment Financing District was created at **51 Walnut Street** to finance parking and other improvements for an office and commercial building, 111 Riverfront.
- Port purchased property at **66 Lafayette Street** to construct public parking.
- The **16-acre site** was filled as part of the plan to expand fleetling. Bonds in the amount of \$820,000 were sold for the dredging of the barge fleetling site and filling of the 16-acre site.



OL Grizzly Solar Manufacturing Inc. – Don Kottschade requested a \$50,000 loan for his solar business. The Port recommended seeking the working capital needed through financial institutions.

Mills Fleet Farm – Contracted with the Army Corp of Engineers to dispose of dredge materials at the Fleet Farm site. Fleet Farm paid costs associated with the project. The Corp needed a non-private entity to contract with for the project.

Watlow – Bids for site work were received by the Port. The Port assisted in site preparation work through Watlow Tax Increment Financing.

- The Port was one of many sponsors for a National Downtown Conference to begin a revitalization effort in Winona.

1983 Developments:

- Industrial expansions included: Watlow, Winona Knits Outlet Store, Behrens Manufacturing, Lake Center Industries, Schultz Transit, Winona Tool Company, and Beaver Builders.
- The Port Authority, with City Council approval, established a **Downtown Development District and two Tax Increment Financing projects, the Wenonah Hotel and Zach's on the Tracks.**
- Assisted in the **Winona Mall remodeling, Mills Fleet Farm, and McNally's Tri-Mac.**
- The Port acquired the 37-acre **Dascher Farm (J.T. Schain) for an industrial park.**
- Received approval for bond financing to permit the dredging of the **barge fleetling area and filling of 16 acres.**
- City projects included - **Riverview Drive, East End Truck Route, Bundy Boulevard, and Storr's Pond Road.**

1982 Developments:

Watlow a high tech electronic control-manufacturing firm will locate in Winona.

Hal Leonard Publishing expansion.

- Industrial Revenue Bonds issued to enlarge **Riverbend Industrial District**.
- Continued to work with **Beaver Builders, Equip-Ex and Winona Tool**.
- Worked with the following companies on site development: **Winona Knits Outlet Store, Winona Knitting Mills, and Mills Fleet Farm**.
- Plans for the acquisition of 36 acres for an industrial park (**Dascher Farm/J.T. Schain**) were reviewed by the Port.

1968 through 1983 excerpts from "The First Fifteen Years":

Riverbend I became the first development district for the Port in 1969. The area on Mark Street east of Wall Street consisted of 43 acres. In 1970, the Port issued bonds to provide for improvements to the park (\$400,000 in bonds). Land prices - 28 acres of prime land at \$12,500 per acre and 10 acres of land at \$6,300 per acre. Users: Hal Leonard, Winona ORC, Winona Printing, William Miller Scrap Metal, Badger Foundry, and Winona Boxcraft.

Riverbend II was slower to develop as fill issues came into question. In 1975, the City and Port learned that much of Riverbend II would cease to exist as 40 acres were excluded due to the permanent dike project. Quote from report, ' Winona has not been blessed with an abundance of ready-to-sell industrial land'.

In 1982, Mills property approached the Port for purchase of land. Mills Fleet Farm and Modjeski Storage.

Riverbend III had its start in late 1982. The site is located east of Highways 43 & 61 Intersection, along the south side of Highway 61, and consists of approximately 25 acres utilized for Watlow, Winona Knits, and the development of Bundy Boulevard.

Tax Increment Financing was first used in the Riverfront Industrial Development District for acquiring barge fleeting area and acquiring property for reuse. Approved \$540,000 for site improvements for Watlow, \$100,000 for a down payment on the Dascher Farm (J.T. Schain), and \$410,000 for utilities and streets.

Riverfront Development District. In 1978, the City received \$1,745,000 in federal dollars to develop the west end including some funds for development of the Riverfront District. A Tax Increment Financing District was created and consists of the following areas: **Riverview, Middle Yard and Upper Yard**.

Other project from 1968 through 1983 include:

- City acquired the Farmers Exchange Building and razed it.
- City purchased Midland Service Station and added parking.
- Assisted the Winona Occupational Rehabilitation Center in acquiring a building on the east end.
- Completed negotiations for the acquisition of the Masonic Temple.
- 1972 - Portion of the commercial harbor was dredged to provide a base for the extension of Pelzer Street to the Commercial Harbor.
- 1973 - A feasibility study was prepared regarding Frog Island and its potential for industrial development. While the study put a damper on plans for large-scale industry development, it did profile information. If development occurs, it is best suited for grain terminal and barge operations. Strong potential for fleeting development.