

# PORT AUTHORITY OF WINONA MINUTES

**DATE:** March 12, 2020

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

**ABSENT:** None

**STAFF PRESENT:** Community Development Director Lucy McMartin, Finance Director Mary Burrichter, Housing Coordinator, Nick Larson, Development Coordinator Myron White

## **1. CALL TO ORDER – APPROVAL OF MINUTES**

The meeting was called to order at 4:00 PM by President Cichanowski.

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Lucas to approve the February 13, 2020 minutes. The motion carried with all Commissioners present voting aye.

## **2. REMARKS BY PRESIDENT**

President Cichanowski remarked that in the past the Port has had interest in the Middle School Auditorium site, recognizing the deteriorated condition of the building and the possibility that the building may need to be razed. He remarked that recently Main Square development had expressed interest in development of the site with a plan that is consistent with downtown growth plans.

President Cichanowski also recognized that the auditorium is a locally designated historic site and would need to go through the proper community input and approval process.

## **3. PUBLIC HEARINGS**

### **A. Public Hearing for Tax Forfeited Properties: Proposed Sale of Land**

The public hearing regarding the sale of tax forfeited properties at 169 North Baker and 863 East Broadway to Habitat for Humanity was called to order by President Cichanowski.

Mark Becker of Habitat for Humanity referenced the affordable housing partnership Habitat has with local and county governments. The partnership has been successful turning blighted properties into homes for low to moderate income populations.

President Cichanowski asked three times if anyone else would like to provide testimony on the property sale. Hearing none, the public hearing was closed.

A motion was made by Commissioner Lucas and seconded by Commissioner Borzyskowski to move forward with sale of property (Agenda Items 4. A. and 4.B.). The motion was approved with all present voting aye.

**4. NEW BUSINESS**

**A. Purchase Agreement – Habitat for Humanity (863 East Broadway)**

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Hansen to approve the purchase agreement for the sale of the 863 East Broadway property to Habitat for Humanity. All Commissioners present voted aye.

**B. Purchase Agreement – Habitat for Humanity (469 North Baker)**

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Lucas to approve the purchase agreement for the sale of the 169 North Baker property to Habitat for Humanity. All Commissioners present voted aye.

**C. Garage Co-Work Request**

Development Coordinator White reported that the Port had received a request from the Garage Co-Work Space asking to defer principal and interest payments on their Port Loan for an additional 12 months. Mr. White explained that prior to the Port meeting the Loan Review Committee (Commissioners Borzyskowski and Hansen) had met with Eric Mullen of the Garage.

Commissioner Borzyskowski commented the Committee had some very pointed questions for the Garage and he supported the request.

Commissioner Hansen commented that the Garage provided valuable support for entrepreneurs and support an entrepreneur network.

Garage owner Eric Mullen appreciated the Port's support and provided some insight for the direction of the Garage moving forward.

A motion was made by Commissioner Hansen and seconded by Commissioner Borzyskowski to approve the loan extension for the Garage. All Commissioners present voted aye.

**D. Request from Winona Rotary Club – Ride the Ridges**

Development Coordinator White outlined a request from Winona Rotary to use Port-owned land in the Schain Industrial Park for their annual Ride the Ridges bicycle event on September 18<sup>th</sup>, 19<sup>th</sup>, and 20<sup>th</sup>. Mr. White went on to explain they would be required to provide proof of insurance and any other necessary permits.

A motion was made by Commissioner Lucas to allow the use of Port property for the event. It was seconded by Commissioner Borzyskowski with all members present voting aye.

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**E. Consent to File Plat**

Director of Community Development McMartin reported that the City had received a Final Plat for the subdivision of parcels at 166 West Broadway. Because the Port holds a mortgage, the Port would need to consent to the proposed plat.

A motion was made by Commissioner Borzyskowski and seconded by Commissioner Thurley to allow for the execution of the proposed consent by the President and Executive Secretary. All Commissioners present voted aye.

**F. Resolution of Support – BCS Automotive**

Director of Community Development McMartin reported that Port staff had been working with BCS Automotive and the Department of Employment and Economic Development over the past 4-6 weeks on a possible Winona expansion or closure of BCS Winona. That work has included the use of the Minnesota Investment Fund and the Job Creation Fund. Commissioners are asked to request the City Council support the use of those funds.

Chad Heltemes, BCS Automotive, commented that a softening of global sales has required BCS to consider consolidation of BCS Winona, MN and Auburn, N.Y. operations. After completing an exhaustive study, it was determined Auburn, N.Y. would close and the operation would be consolidated to Winona.

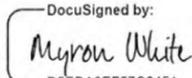
A motion was made to approve a resolution of support for the use of MIF and JCF funds for the proposed BCS expansion by Commissioner Lucas. The motion was seconded by Commissioner Thurley with all commissioners present voting aye.

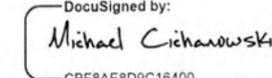
**5. FINANCIAL REPORTS**

Nothing unusual reported.

**5. ADJOURNMENT**

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

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Myron White  
Development Coordinator

DocuSigned by:  
  
CBF8AE8D9C16400  
Mike Cichanowski  
President