A faint, grayscale photograph of an industrial port area. In the foreground, several large, rectangular barges are moored along a riverbank. Behind them, a complex of industrial buildings, including tall silos and various processing units, is visible. The scene is somewhat hazy, suggesting a misty or overcast day.

**PROJECTS**

**2012 – 2021**

# 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 from 2012 to 2021.

## **2021 Developments:**

### **60 Main**

The Port Authority entered into an “exclusive negotiations agreement” with the development team of C.D. Smith, Latsch Partnership, and River Hospitality for the mixed-used development of a hotel, parking, and residential on the 60 Main site.

### **165 W. 2<sup>nd</sup> St.—former Pro-Build**

The Port Authority acquired the former Pro-Build site downtown to be used for parking in the short-term and potential future development.

### **Habitat for Humanity Developments:**

**169 North Baker** – Habitat for Humanity completed the construction of a single-family home for a low to moderate income family on the property the Port Authority sold to Habitat for Humanity in 2020.

### **Water's Edge Apartments LLC:**

The Port Authority worked with the City to provide tax abatement to Water's Edge Apartments LLC to construct of a 41-unit workforce housing apartment building at 602 Mankato Avenue. The project will be completed in summer of 2022.



### **998 Riverview Drive Dock Rehabilitation Project:**

The Port Authority contracted Michel's Corporation to complete the commercial dock rehabilitation project at 998 Riverview Drive with Port Authority funds and State of Minnesota Ports Development Association Grant Funds. Which consists of driving new sheet piling. Final project cost is estimated to be \$1,085,127.

### **MBEB (Winona Nursery) Expansion**

The Port Authority sold property in Technology Park to MBEB (Winona Nursery) in 2020.

MBEB (Winona Nursery) completed the construction of their new facility to expanded the business in 2021.



### **Parcel 81:**

The Port Authority purchased Parcel 81, a parcel of land remaining from the HWY 43 Bridge Project from MnDOT. The Port Authority then sold Parcel 81 to Fastenal to facilitate parking on the block for their new downtown office building.



### **Hiatt Industries LLC Development:**

The Port Authority sold a 2.7 acre parcel in JT Schain Industrial Park to Hiatt Industries LLC in 2020. Hiatt Industries LLC, a 35-year old business, began construction on their new 18,000 S.F. building in 2021.

### **2020 Developments:**

#### **BCS Automotive Expansion:**

The Port Authority worked with BCS Automotive and the Department of Employment and Economic Development for the use of Minnesota Investment Fund and the Job Creation Fund to expand their operations and rehabilitate their facility. The Port has also approved a loan of \$100,000 from the Revolving Loan Fund.

#### **Port Emergency Loan Program:**

The Port established this loan fund with partners to fund small businesses affected by the COVID19 pandemic. The program was funded by the Port Authority, WNB Financial, Merchants Bank, and the Winona Area Chamber of Commerce Foundation. The program provided over \$193,000 in 0% interest loans to 26 businesses.

#### **Habitat for Humanity Workforce Housing Development:**

**863 East Broadway & 169 North Baker** – The Port Authority sold these tax forfeited properties to Habitat for Humanity for the future development of single family dwellings for low to moderate income families.

#### **890 Riverview Stormwater Project Completion:**

The Port Authority completed stormwater improvements at 890 Riverview Drive with Port Authority Funds and State of Minnesota Ports Development Association Grant Funds. Final project cost is \$677,900.



### **Winona Nursery:**

The Port Authority approved an Assignment & Assumption to facilitate the sale of property in Technology Park to MBE to relocate Winona Nursery.

### **Fastenal Company – Outlot D:**

The Port Authority sold waterfront property in the Riverview Park Subdivision to Fastenal Company to facilitate the development of their new downtown office building.



### **Hiatt Industries LLC Development:**

The Port Authority held a public hearing for the proposed sale of the final parcel in J.T. Schain Industrial Park to Hiatt Industries LLC.

### **Midwest Co-Pack (MWCP) Financing:**

The Port Authority worked with MWCP and the Department of Employment and Economic Development for the use of Minnesota Investment Fund and the Job Creation Fund to expand their operation and rehabilitate their facility, the former Ferrara Candy Company, which had extensive damage from a fire in 2016. The Port has also approved a loan of \$75,000 from the Revolving Loan Fund.



### **WinCraft:**

The Port Authority approved an Assignment and Assumption for the Development Agreement with WinCraft entered into in 2015. WinCraft was sold to Fanatics and the real estate was transferred as part of this transaction.

### **Mississippi Riverfront Trail:**

The Port Authority, City of Winona, and local legislators, secured State Bonding Funding to support the development of the Mississippi Riverfront Trail, a priority project of the Port Authority and is listed in the 2007 Comprehensive Plan and the 2019 Downtown Strategic Plan.

### **2019 Developments:**

#### **60 Main Assessment:**

The Port Authority contracted Newark Knight Frank to do a feasibility study for the development of a downtown hotel at 60 Main, located along the Mississippi River.

### **Main Square Development:**

The Port Authority secured a Clean-up Grant at the site of the Main Square Development for \$271,500. Main Square Development constructed a residential and commercial building in downtown Winona and a build-out for Winona Health. The construction cost was \$18,190,000.



Hiawatha Education Foundation constructed a new Montessori School at 123 West 4<sup>th</sup> Street. The construction cost was \$1,780,000.

### **890 Riverview Stormwater Project:**

Port Authority staff secured \$487,500 through MnDOT – for the stormwater management and paving project. Total project cost is \$626,550.

### **Downtown Strategic Plan:**

As an initiative of Opportunity Winona, the Port budgeted \$10,000 as a contribution toward the \$30,000 Downtown Strategic Planning Initiative. The remaining \$20,000 came from the Planning budget. The Downtown Strategic Plan enlisted the services of ISG to help the City identify and prioritize infrastructure, public safety, public & private parking, and beautification projects.

### **Flyway Trail:**

The Port Authority approved \$25,000 for improvement at Latsch Island to enhance the Flyway Trail Project.



### **Revolving Loan Fund – Mulyck Loan:**

The Port Authority provided Mulyck Funeral Services a \$125,000 loan from the Port's Local Revolving Loan Fund to assist in expansion of the company's funeral services. They relocated from 203 Mankato Avenue to 376 East Sarnia Street.

### **2018 Developments:**

#### **60 Main:**

Following an RFP and Interviews, the Port Authority has selected Sherman and Associates to work on the riverfront development located @ 60 Main Street. They have extensive experience in riverfront development. The proposal includes a mixed use development. The Port Authority secured a clean-up grant at 60 Main Street.

### **Parking Study:**

As an important component of the City's ongoing Opportunity Winona initiative, the City of Winona and the Port Authority partnered to engage the services of Walker Parking Consultants. Walker was contracted to help the community better understand the parking and mobility needs in Downtown Winona.

### **Commercial Harbor:**

The Port Authority completed a concrete cap project at the Port Commercial Harbor dock site and completed preliminary work for stormwater management at the dock site. A Port Assistance Fund Grant in the amount of \$480,000 was used for the project.



### **Main Square Development LLC:**

The Port Authority of Winona acquired the final parcel on the "Hardee's Block" in 2017. The block was identified in the Comprehensive Plan as a mixed use redevelopment area. The Port sold the land to Main Square Development LLC and the Hiawatha Education Foundation in May of 2018. Main Square Development invested \$25 Million in downtown Winona in the construction of 60 apartments and 19,000 sq. ft. of office space. The Port approved the plans for the project in July 2018.

### **102 Walnut Winona LLC**

The Port Authority of Winona entered into a Lease/Option for parking at 167 East Second Street, to facilitate the rehabilitation of 102 Walnut.

### **Fastenal Company:**

Fastenal Company purchased Outlot H in the Riverview Park Subdivision from the Port.

In May of 2018, Fastenal announced their expansion project in downtown Winona where they built a 90,000 sq. ft. office building to expand their office operations. The building houses existing employees and will add 60-70 new employees each year for the next five years.



Fastenal is just one of the Opportunity Winona Initiatives, a public-private partnership that started in 2015 to encourage and coordinate investment in the downtown area to create new jobs, housing and commercial activity to benefit the entire community.

### **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 east commercial dock. The contract for the construction of the cap was awarded to Fowler & Hammer of LaCrosse, WI for \$257,000.

### **128 West 5<sup>th</sup> Street/Hardees:**

The Port Authority of Winona gave staff permission to move forward with the acquisition of the building at 128 West 5<sup>th</sup> 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.



### **102 Walnut Tax Increment Project:**

The Port Authority entered into agreements with 102 Walnut LLC to provide tax increment funding for redevelopment following a fire. Approved a Development Agreement for 102 Walnut for the downtown development.

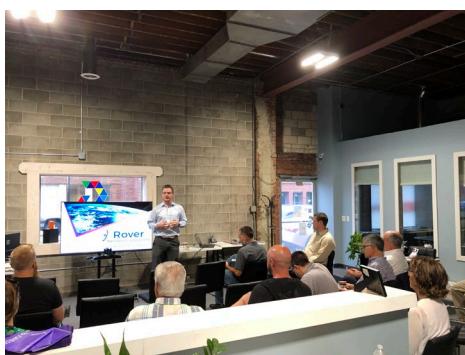
### **956 Mankato Avenue – Tax Increment Project:**

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).



Approved a Development Agreement and TIF for Rivers Hotel Group – Fairfield by Marriott development.



### **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 manufacturers 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.

### **WinCraft/Enlightened Equipment**

The Port Authority secured a Clean-up Grant in the amount of \$145,000 for the former WinCraft building on West Fifth Street which will be sold to Enlightened Equipment.



### **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](http://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 4<sup>th</sup> 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 site's 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.

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.

