

Red Wing Port Authority 2018 Annual Report



Staff

Dan Rogness (Community Development Director), Shari Chorney (Business Development Manager), Melissa Baartman (Community Development Concierge).

Port Authority Board

Kim Beise (City Council), Audrey Bennett (Secretary), Evan Brown (City Council), Kimberly Chalmers (Assistant Treasurer), Stephanie Elsen (Vice President), Stephen Gudgell (Treasurer), John Guerber (President).

Resignations: Peggy Rehder, replaced by Evan Brown; Dan Munson, replaced by Kim Beise.

Harbor Commission

Gerald Cook, Brett Elford (President), Zachary Kimmel, Gordon 'Butch' McConnell, Sharon McCord, Denny Tebbe, William Simmons (Vice President), Wylie Wilson, John Guerber (Port Authority Liaison), Shari Chorney (Staff Liaison), Joe Melson (Staff Liaison), Lynn Nardinger (Staff Liaison).

Major Accomplishments

1. The department, including the Port Authority, completed the transition to the new Community Development structure by moving into the newly remodeled Community Development Building (City Hall Annex) in early 2018.
2. Staff completed a RFQ process to find a new operator for the Little River Bulkhead; CD Terminal, LLC was selected and approved by the Port Authority as the new operator of the Little River Bulkhead.
3. Operating and Lease Agreements with NSP (Xcel Energy) were approved by the Port Authority related to the Port's use of the bridge and storage pad next to the Little River Bulkhead.
4. A new lease agreement between the Red Wing Port Authority and Archer Daniels Midland Company (ADM) was approved by the Port Authority.
5. The Port Authority issued (4) grants with a total valuation of \$9,033.65 that assisted various businesses in the Sign, Awning & Façade Grant Program.
6. The Port Authority revised/modified existing loans with Family & Friends Play, River Bluff Technologies, and Presentations Plus.
7. A revised bank loan structure was approved for the Greater Red Wing Development Corporation (GRWDC) to include a 2-year fully amortized loan to be paid off by 7/05/20; the property was appraised at \$2.52 million in 2018.

8. A joint meeting was held with the City Council on the status of the Highway 19/61 property, including attendance by the St. Paul Port Authority.
9. The Port Authority continued to utilize the Harbor Commission for input and recommendations on the new leases and various waterfront projects; new commissioners Wiley Wilson and Denny Tebbe were appointed in 2018.
10. The Port Authority Board developed a preliminary 2019 budget with a 0% tax levy increase, followed by a final 2019 budget with a 13.8% levy decrease; the city loan of \$304,131.85 was fully paid off in 2018.

Specific Activities & Projects

1. Staff and Commissioners participated in multiple 2040 Comprehensive Plan meetings.
2. The Port Authority authorized staff to ready the Highway 19/61 property for future development; a preparation checklist was developed to help direct next steps of actions on this site. Phase I and Phase II Environmental and Civil Engineering work was completed in the spring of 2018, followed by a well video inspection in late 2018.
3. The Port Authority issued one new Industrial Revolving Loan with a total valuation of \$20,000 to a new retail business, P.S. I Love You.
4. Staff and others participated in the Levee Park Riverboat Dockage & Improvement planning process; the \$8 million project was authorized by the City Council for 2019 completion.
5. Staff and others initiated the planning and preliminary design process for Old West Main Street and the Upper Harbor (new bike/pedestrian bridge and reconstruction).
6. The Port Board approved a Public Relations Grant Guideline Policy for third party grant funding requests to the Port Authority.
7. Staff and the Port Board worked on the Downtown Investment Partnership Draft Framework.
8. The Port Authority supported an agreement that was approved by the City Council to provide city grant funds for the demolition of the vacant car wash property on Old West Main Street.



CD Terminal Operating at the Port's Little River Bulkhead



New Retail Store: P.S. I Love You