



Port Authority Mission Statement

The Red Wing Port Authority is the primary leader for promoting economic and industrial development, together with identifying and coordinating redevelopment for the purpose of enhancing the tax base, promoting employment and contributing to the economic vitality and quality of life of the City of Red Wing.

Port Promise

The Red Wing Port Authority allows our city to proactively seek out, attract and retain businesses that add to the long-term vitality of our community.

Statement of Intent

We gather today in this room as one people to discuss and attend to the matters of Red Wing. Together, as a government body and as community members, we agree to treat everyone with courtesy, dignity, and respect. We will listen to all sides of an issue, encourage participation, support each other, act with honor and accountability, and inspire pride in our community. This we commit as we open this meeting.

Meeting Announcement and Agenda

Port Authority Board Regular Meeting

Location: City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually

Date: Tuesday, April 7, 2026

Time: 4:30 PM

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. [Join the meeting via Webex here](#). To join via telephone, please dial (415) 655-0001. Enter access code 2556 070 9490 and password 2026 when prompted.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Excusal of Members**
- 4. Approval of Agenda**
- 5. Approval of Minutes**
 - 5.A. Motion to Approve March 2, 2026, Port Authority Workshop Minutes
 - 5.B. Motion to Approve March 3, 2026, Port Authority Meeting Minutes

6. Public Comment

We now invite anyone to share their thoughts on a topic that is not on the agenda. We welcome all opinions and ideas. We appreciate you stating your name at the lectern, and please remember that personal attacks may be ruled out of order. You will have up to three minutes to comment, and we appreciate your time in coming tonight.

7. Public Hearing

8. Motions & General Business

- 8.A. Motion to Approve the February 2026 Balance Sheets and Budget Report
- 8.B. Consider a Motion to Approve a 50-year Lease Agreement with the City of Red Wing for the Use, Management, and Operation of the Levee Road Mooring Clusters Near the Red Wing Grain Terminal.
- 8.C. Consider Motion to Adopt the Port Authority's 2026-2030 Strategic Plan

9. Communication Items

- 9.A. Executive Director's Report
- 9.B. Committee Reports: Marketing Committee - 4/1/26
- 9.C. Discussion Items

10. Adjournment

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.

**Red Wing Port Authority Board
Workshop Meeting Minutes
City Council Chambers
March 2, 2026**

Members Present: Port Authority Board President Paul Reding; Commissioners Bethanie Flattum, Kim Beise, Wylie Wilson, Donald Kliewer, Jim Ross, Beth Flattum, and Thomas Drazkowski

Members Absent: None

Others Present: Kyle Klatt, Community Development Director / Port Authority Executive Director; Shari Chorney, Business Development Manager / Staff Liaison; Chris Heineman, Council Administrator

1. Call to Order

Port Authority Board President Paul Reding called the meeting to order at 7:30 a.m.

2. Roll Call

Roll call was conducted. President Reding and Commissioners Kliewer, Beise, Wilson, Flattum, and Drazkowski were in attendance.

Director Klatt reviewed the purpose of the meeting and added that no more than twenty minutes should be spent on each of the updates.

3. Workshop Items

A. Port Development (PDIP and PADP) Projects Update.

Director Klatt stated that there are two projects that have received grant funding.

Manager Chorney stated that the first project is the replacement of the mooring clusters adjacent to Red Wing Grain's loading dock. The second project is The Little River Bulkhead Reconstruction. Both infrastructures are probably close to seventy years old.

Manager Chorney stated that it is her understanding that the Red Wing Port Authority Consultants are planning to present to the Maritime Association the Environmental Assessments for both projects. Red Wing Grain applied for the same grants that the Red Wing Port Authority applied for.

Manager Chorney reiterated that the projects cannot move forward until the federal Environmental Review requirement is completed.

Manager Chorney stated that a meeting took place last week with Hover Advisory Committee to bring them up to date on what would be presented to the Port Authority Board on Tuesday.

Manager Chorney stated that when the applications were submitted to the State, they were under the name of the Port Authority. The Port Authority does not own the mooring clusters. Manager Chorney was advised by the Minnesota Management and Budget Board that the Port Authority must obtain bondable ownership in the property to be awarded the grant.

Additional discussion ensued regarding the possibility of a thirty-seven-year lease.

Manager Chorney stated that the Little Bulkhead is currently at about 30% design. The bulkhead is currently 300 feet long, and consideration is given towards shortening the length to about eighty feet, which would be like the operation in Wynona, MN. The soil study came back and indicated that the soil at the Little River Bulkhead area is terrible. Because pilons were used seventy-five years ago, the soil was obviously bad then, too.

Manager Chorney stated that the Port Authority purchased the Little River Bulkhead in 1991. Director Klatt projected a balance sheet for the Members to view. This Meeting was an audio recording only.

Member Drazkowski asked why the Port Authority leases land from Excell. Manager Chorney stated that the Port Authority stores commodities on the leased land from Excell.

Member Drazkowski asked if there is a positive cash flow from the land that is leased from Excell. Director Klatt stated that the amount of positive cash flow ranges between \$120,000 and \$170,000 per year.

Manager Chorney stated that the entire catalyst for purchasing the Little River Bulkhead was to remove about 60,000 trucks from Downtown Red Wing. It promoted safety and saved our roadways from a lot of wear and tear.

Member Ross asked if there would be any recurring maintenance costs over and above the cost of construction for the Little River Bulkhead project. Manager Chorney stated that more should have been done in retrospect.

B. Jefferson School Update.

Director Klatt stated that the Purchase Agreement has been executed with the School District, giving the City until June to decide whether to move forward with the purchase of the building. He added that the city has engaged with New History to conduct a Historic Analysis, which will determine whether the building qualifies for inclusion in the National Registry of Historic Districts. Director Klatt noted that if the building qualifies, it will open additional opportunities for assistance through historic tax credits.

Director Klatt stated that Staff is currently reviewing the report from New History. The recommendation is that the two older portions of the building be included, but not the most recent addition, completed in 1960. He added that the Planning Commission is considering the Jefferson School Building as a possible re-zoning site to allow for higher density.

President Redding asked if New History would designate certain parts of the building. Director Klatt responded that it will likely receive a partial designation by separating the scope of work within the project.

Member Beise noted that the neighborhood wants a playground.

President Redding asked what the next steps should be with the project. Director Klatt stated that the next steps will likely be provided at the April meeting.

Member Flattum added that at this time, there is nothing the city can offer beyond what the school already provides.

Administrator Heineman asked what would happen if there were no tax credit eligibility and the cost of renovation is too high. Director Klatt stated that the site could potentially be zoned for high-density housing without zoning authority, and single-family housing may not even be possible for this location.

C. Office of Energy Transition Grant Update-Financial and Land Feasibility Analysis.

Director Klatt stated that general updates on the Office of Energy Transition Grant have been provided throughout the process. He added that the city received a portion of the grant through the Department of Employment and Economic Development, totaling \$1,000,000, which is targeted for long-range economic plans and would help the City prepare for the eventual loss of the current power plant.

Director Klatt stated that there are four parts of the current Economic Plan. The first part is a long-range financial analysis, and a project consultant has been selected to provide it. He noted that the City is in the very early phases, including providing financial information and future projections. Director Klatt added that tied to the long-range financial analysis is the Land Use Plan for the City. The Comprehensive Plan, adopted in 2019, is currently in place and focused on development within current activity centers, but it is not forward-looking in determining future growth opportunities.

Director Klatt stated that the second component for the grant opportunity is a Land Feasibility Analysis, with the goal of determining where five or six large sites could be set aside for new development in the future. He pointed out that the City has hired consultants, including Neil Partners, to prepare this analysis, which emphasizes the private market in addition to long-range planning work.

Director Klatt shared the RFPs through a projector and stated that there needs to be a much stronger focus on the waterfront. Manager Chorney added that there are recreational opportunities to consider regarding the waterfront, and Member Wilson emphasized that the recreational element is very important, noting that the number of pleasure crafts is significant when seeking government funding.

Director Klatt noted five sites that are being potentially reviewed for future development: the Downtown Riverfront; the area around Highway 1961; the area east of Red Wing High School; the area around Minnesota State Southeast; and the area near 4th Street by the golf course. Manager Chorney inquired about the possibility of the City taking part in the golf course for housing.

D. General Project Updates from Staff.

Director Klatt stated that there are several projects to update the Port Authority Board on. The first update is on the former (Central Research Site). The City went out for bid for the demolition project. A loan was secured prior to the end of last year, which paid for the cost of the demolition work. Half of the loan is forgivable, and the rates are very favorable for the City.

Director Klatt stated that the original estimate for demolition was \$180,000 plus another \$50,000 for environmental remediation. The City received very favorable bids. The low bid was \$163,000, which includes all the environmental work. Work should begin within two weeks.

Director Klatt stated that a lot of work has been done over the past year to form a Memorandum of Understanding with the Minnesota Department of Transportation. It is critical to understand how the right-of-way is going to look and to get the Minnesota Department of Transportation to work with the City on re-platting the property to realign the right-of-way. If it is desired to use Redevelopment TIF funds for the development of the site, there is a need to conduct a Building Condition Analysis and have it available prior to the demolition beginning on the property.

Administrator Heineman suggested that providing infrastructure right away might be helpful for drawing in potential developers.

Director Klatt had previously requested that the Port Authority have a joint meeting with the City Council to discuss next steps.

Director Klatt stated that quite a bit of work has been done with the Greater Red Wing Development Corporation. The City is attempting to keep Central Research in the Red Wing Community.

Director Klatt stated that the Greater Red Wing Development Corporation is an asset to the Red Wing Community. Manager Chorney stated that she would be

happy to send out the information on the Greater Red Wing Development Corporation to the Port Authority Board Members via email.

Director Klatt offered a quick update on the Maltery Project.

This item was continued after F. BREAK.

E. Board and Commission Training-Video Presentation and Discussion.

This item was addressed after D. General Project Updates from Staff (cont.).

F. BREAK (15 Minutes).

The Port Authority Board had a brief break.

D. General Project Updates from Staff (cont.)

Director Klatt stated that the Associated Bank Project is now completed. There are twenty-seven apartments. One significant change that occurred after the initial approval was that a decision was made to open eight of the units for sale as condominiums. There are also two commercial spaces, both of which are now occupied. Manager Chorney pointed out that one of the condos has been sold.

Director Klatt stated that the Avanti Project has been completed. There are thirty-six apartments. The total cost of the entire project was about \$9,000,000. Director Klatt stated that the project is at about 90% occupancy.

Director Klatt stated that Hallstrom was five residential units along with the renovation of the commercial space. It has been a challenging project, but it is nearing completion.

Director Klatt noted that the Boxrud Building has eleven residential units and a commercial space. The commercial space is occupied, and all the residential units are complete. All but one or two units are available in this project.

Director Klatt added that there are no residential units planned for the Chief Theater Building. The building will be used for children with disabilities to meet, gather, and play. There are also plans for a café in the building to provide employment opportunities for people with disabilities. Director Klatt stated that the project is nearing completion.

Director Klatt stated the Eagle House was originally slated for 20 units of workforce housing. The project is likely to be closer to 17 or 18 housing units.

Director Klatt stated that the Maltery Building Project requires demolition of the building and the erection of a new building that would contain 128 residential units, about 12,000 square feet of commercial space, and a parking garage. The original plan for the Maltery Building Project included two towers of apartments. Right now, consideration is being given to the possibility of one tower of

apartments and one tower of condominiums. Director Klatt projected pictures of what the Maltery Building Project should look like when completed. The demolition should begin in the next month or so. Based on the current schedule, the current building will be down by the end of May.

Member Wilson asked what happens if the demolition can't get started in a timely fashion and whether the City can reapply for money. Director Klatt stated that the City would be back in the pool with other projects.

Member Drazkowski asked if there has been any discussion of completing the project in phases. Director Klatt responded that it is a single, complete project and there will be no phases.

Administrator Heineman noted that the TIF District is listed as twenty-six years, but the development period is only twenty years, with nineteen years remaining. He added that the longer it takes to obtain a Certificate of Occupancy, the less can be recouped through the district, and suggested that any larger riverfront area should likely be a separate conversation and a future project.

Member Ross asked how much land the railroad requires for their tracks. Director Klatt could not answer the question. Member Ross added that another project failed to account for noise from railroad whistles. Director Klatt stated that the "Quiet Zone" should be in place by the spring of this year.

Director Klatt also stated that while working on the "Quiet Zone," he learned that the pedestrian crossing is not ideal. He noted that the City Council is putting together a study to determine what a pedestrian crossing should look like at Broad Street.

Director Klatt stated that he wanted to talk about the former Bauer Built property and the City's work with the Prairie Island Indian Community. Not much has been accomplished because the PIIC only recently executed a compact with the State. Director Klatt stated that the City Council's ad hoc committee is seeking to put together and execute a lease to open a cannabis dispensary. The City Council approved one registration for a cannabis dispensary license located south of Hwy 61.

Director Klatt stated that the other general update is that the Marketing Committee directed Staff to solicit proposals to complete a Branding Study for the Port Authority. The proposals are in. Director Klatt and Manager Chorney are currently evaluating the proposals, and recommendations will be presented to the Marketing Committee later this month.

E. Board and Commission Training-Video Presentation and Discussion.

Director Klatt was unable to share the training videos with the Port Authority Board. Director Klatt stated that he would email the Port Authority Board Members the individual links to view the training videos on their own.

G. Review and Discuss Housing Initiatives.

Director Klatt stated that the Planning Commission took some action to update the Zoning Districts with the intention of promoting more multi-family housing projects and to open more opportunities for housing in general throughout the Red Wing Community.

Director Klatt stated that a big part of the work was to create a new Zoning District, named RM3. Red Wing already had two multi-family housing Zoning Districts, named RM1 and RM2. The maximum density in the highest density area is about twenty units per acre, which is relatively lower when comparing the bigger projects. Director Klatt stated that the new RM3 Zoning District will allow up to eighty units per acre.

Director Klatt stated that the Planning Commission is going to try to identify and target sites that can be rezoned for multi-family development. The intent is to set up the situation so that people coming into the Red Wing Community will know that certain sites will be set up for multi-family housing without extensive re-zoning work being necessary.

Director Klatt projected the sites that the Planning Commission is evaluating for rezoning purposes. Director Klatt stated that he and Chris Heineman have been more engaged with a local round table group that includes local businesses that have been tied to moving the needle when it comes to projects that address housing issues that they are seeing.

There was some brief discussion about the relationship between retention of businesses and housing within the Red Wing Community.

Director Klatt stated that affordable housing is the key area that is significantly underbuilt right now. The City of Red Wing needs a lot more affordable housing. Affordable housing and senior housing will soon have a tremendous amount of demand. Member Drazkowski stated that single-family starter homes have tremendous demand right now.

Administrator Heineman stated that the reality of actual construction costs makes \$250,000 to \$300,000 homes basically nonexistent. Even entry-level townhomes cost between \$325,000 and \$375,000. Entry-level single-family homes are going to range from \$350,000 and above.

Member Drazkowski stated that the price per square foot in Grandview is about 20% higher than in other towns that were studied. For some reason, it is more expensive to build in Red Wing than in the other areas around us. President

Redding stated that it is a combination of things that causes prices to be higher in one area than another.

Director Klatt stated that the City Council has done some work with their planning for next year. Housing is one of their primary focuses.

H. Review and Discuss 2026 Strategic Plan: 2025 Accomplishments and Updated Actions for 2026 and Beyond.

Director Klatt stated that he put together a status report for the current Work Plan that includes all the work from the previous Work Plan. He reviewed the color-code system that was projected for the Port Authority Board to view and noted that many items were completed in 2025, with a few others on the cusp of completion. Director Klatt added that the Port Authority Board has traditionally adopted a Five-Year Strategic Plan, but the Work Plan itself typically covers one to two years.

Director Klatt mentioned the 1961 Property and stated that discussions about it will continue into next year. He also stated that it is anticipated that a TIFF Agreement will be brought forward in 2026 for the Port Authority and recommended rating it as one of the higher priorities. Director Klatt also recommended that securing the Finance Agreement for the Maltery Project be another priority.

Director Klatt stated that, regarding business support, the Downtown Revolving Home Fund is in place as of this year. He added that Business Retention Visits are continuing, noting that in 2025, there were at least two such visits each month. Director Klatt stated that the results of those visits should be reported to the Port Authority Board through the Director's Report at the monthly meetings.

Director Klatt stated that the Technical Assistance Grant has not yet been worked on in 2026 and that Staff recommends continuing to discuss this grant opportunity. He added that when working with property owners, the necessary studies for the property are often expensive, and the Technical Assistance Grant could provide potential assistance.

Director Klatt reported that the Housing Summit was held in 2025. He stated that Three Rivers is looking for a site but does not intend to move forward in Red Wing until zoning is in place that supports their project. Director Klatt added that the Port has a role in addressing housing challenges, citing the Port's purchase of the Jefferson School Building as an example.

Director Klatt stated that Red Wing Grain is moving forward with its work. He added that considerable work was dedicated to the Strategic Plan and that this work has now been completed. Director Klatt also noted that Staff contracted two different firms to help manage the workload.

Director Klatt stated that the whistle-free railroad crossing is now in place. He also reported that the Parking Study has been completed and a Parking Policy has been adopted, and that the City is currently working with a consultant to address parking facilities in the downtown area.

Director Klatt stated that the Port Authority decided not to move forward with the Public Relations Grant. He added that some changes were made to the Sign and Awning Grant. Staff's recommendations for items to include in the Work Plan, stating that the most important item is the Jefferson School Building. He added that working through the requirements for TIF items should be another item on the Work Plan.

Director Klatt stated that branding is another critical concern that should be added to the Work Plan. He also stated that Staff would like to see the Assistance Grant amended so that funds can be used for projects outside of the downtown and west end areas. Also, a consultant will be hired to assist in the development of the Port Waterway.

I. Commission Discussion Items.

Member Flattum stated that it is good that some of the items have been on our radar for a while and agreed that the Jefferson School Building should be the highest priority. Commissioner added that the development of Habitat for Humanity was missing from the earlier discussion and noted that the City is poised for some quick wins in housing. He also stated that the potential tax from the Jefferson School Building is a big win for the community and that the redevelopment of the hospital site by Habitat for Humanity addresses the important need for single-family housing, as there are currently no single-family homes being built in Red Wing.

Member Commissioner stated that the Purpose Project on the riverfront has a tremendous opportunity for some big wins for the community in terms of housing and expanding the tax base. Director Klatt responded that Habitat for Humanity did apply for some grant funding but was not successful, and he added that the City has not executed a Development Agreement with Habitat for Humanity.

Member Flattum stated that she doesn't see anything missing from the Work Plan and would hesitate to add anything additional because there is plenty to accomplish. Administrator Heineman stated that there will undoubtedly be some discussions in October regarding next steps for the Port Authority. Director Klatt added that there may be things within the Work Plan that will create opportunities for additional development.

Director Klatt stated that one of the goals of the Strategic Work Plan is to create measurable outcomes and that efforts are underway to track the impact of the Plan. For instance, if the goal is job creation, what is being done to report on new jobs? He suggested that some of these tracking measures should be added.

Commissioner stated that it is important to count the cumulative effect because wins are not necessarily reported every year.

Director Klatt stated that the Greater Red Wing Development Corporation is a great example, noting that between 500 and 600 new jobs exist in the community because of work by the Port Authority and the Corporation. Member (3:48:03) asked how to include these results in the Strategic Work Plan and how to move from discussion to implementation. Director Klatt suggested that creating a report could be the answer.

Member Drazkowski stated that the Housing Study contained data listing jobs and income. He noted that he has observed other communities within an hour to an hour and a half from Red Wing to see how they handle housing concerns and suggested that it might be prudent for Port Authority Board Members to visit some of these communities. Member Drazkowski also stated that Red Wing is fortunate to have a vibrant downtown because of traffic and emphasized the need to step up industrial job creation to drive single-family housing development. He added that Red Wing cannot continue to rely solely on the power plant, the casino, and Red Wing Shoe.

Member Flattum stated that it would be wiser to focus on metrics in the strategies column, with actions based on the accomplishments sought. Director Klatt stated that his plan is to bring an updated Strategic Work Plan to the Port Authority Board in April and added that the City Council is requesting updates on Board terms. He noted that in Minnesota, most Port Authority or Economic Development Authority Boards have six-year terms, which take a while to learn, and that by the end of a first three-year term, Members are just getting up to speed.

Commissioner stated that it takes two years to learn all the ongoing activities. Member Reding suggested having up to three three-year terms instead of six years, while Council Administrator Heineman noted that three three-year terms are challenging because statutory language mandates six years and Red Wing is the only jurisdiction in Minnesota with three-year terms.

Member Reding suggested that more attention needs to be paid to legislation across the river, as much of what can be done here is influenced by Wisconsin. He noted that Social Security income is not taxed in Minnesota. Member Reding stated that Wisconsin is advancing legislation to make all retirees aged 65 and older with a total income of \$150,000 or less completely tax-free and questioned how such a change would affect border communities between Minnesota and Wisconsin.

Director Klatt thanked the Port Authority Board for their time, stating that the additional discussion was helpful since the regular monthly meeting cannot support these topics due to time constraints.

4. Adjournment

Director Klatt adjourned the meeting at 11:34 a.m.

ATTEST:

Shari Chorney, Secretary

**Red Wing Port Authority Board
Regular Meeting
City Council Chambers
March 3, 2026**

Members Present: Port Authority Board President Paul Reding; Commissioners Bethanie Flattum, Kim Beise, Wylie Wilson, Donald Kliewer, and Thomas Drazkowski

Members Absent: Commissioner Drazkowski (excused absence)

Others Present: Kyle Klatt, Community Development Director / Port Authority Executive Director; Shari Chorney, Business Development Manager / Staff Liaison

1. Call to Order

Port Authority Board President Paul Reding called the meeting to order at 4:30 p.m.

2. Pledge of Allegiance

President Reding led the recitation of the Pledge of Allegiance.

3. Excusal of Members

President Reding stated that Commissioner Drazkowski called and stated that he would not be attending.

President Redding stated that he'd entertain a motion to excuse Commissioner Drazkowski from the meeting.

A motion was made by Commissioner Kliewer, seconded by Commissioner Wilson, to excuse Commissioner Drazkowski from the meeting. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

President Reding and Commissioners Kliewer, Flattum, Beise, Wardle, Wilson, and Ross were in attendance.

4. Approval of Agenda

This item was not addressed.

5. Approval of Minutes

A. Motion to Approve February 3, 2026, Port Authority Minutes.

A motion was made by Commissioner Flattum, seconded by Commissioner Beise, to approve the February 3, 2026, Port Authority Minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

B. Motion to Approve February 3, 2026, Port Authority Special Meeting Minutes.

A motion was made by Commissioner Flattum, seconded by Commissioner Beise, to approve the Port Authority Special Meeting Minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

6. Public Comment

No one was present for public comments.

7. Public Hearing

President Reding stated that there are no public hearings scheduled.

8. Motions & General Business

A. Motion to Approve January 2026 Balance Sheets and Budget Report.

Director Klatt stated that there isn't a lot to report because we are still so early in the year. Many of our expenses have yet to hit the statements. The 2026 Budget that the Port Authority Board adopted in November is reflected in the January 2026 Balance Sheets.

Director Klatt reviewed the Capital Account Summaries and stated that later in the evening, the Port Authority Board will be requested to designate funding for a program that will diminish the funds available for projects. The current balance is about \$506,000, and there will be a request for the Port Authority Board to designate \$120,000 towards the West End Business Assistance Program.

A motion was made by Commissioner Flattum, seconded by Commissioner Wilson, to approve the January 2026 Balance Sheets and Budget Report. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

B. Consider Motion to Authorize the Sign, Awning, & Façade Grant Program to Continue in 2026 with a Maximum Funding Amount of \$20,000.

Manager Chorney stated that this is something that the Port Authority Board pretty much does every year. The money comes from Contractual Services. This was a budget item that was approved in 2025. This is simply a formality.

A motion was made by Commissioner Beise, seconded by Commissioner Ross, to Authorize the Sign, Awning, & Façade Grant Program to Continue in 2026 with a Maximum Funding Amount of \$20,000. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

C. Consider Motion to Approve a Sign, Awning, and Façade Grant for Health Within Chiropractic in the Amount of \$3,686.21.

Manager Chorney stated that the owner's background was included in the packet for Health Within Chiropractic. She listed locations that the business has operated from. The signage was completed in September of 2025, and the owner meets all of the criteria.

Commissioner Flattum stated that the sign says, "Health Ways," the paperwork says, "Health Within." Commissioner Flattum asked for clarification. Dr. Ketterling, the owner, came forward and stated that they are combining the two businesses within one location.

A motion was made by Commissioner Wilson, seconded by Commissioner Flattum, to Approve a Sign, Awning, and Façade Grant for Health Within Chiropractic in the Amount of \$3,686.21. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

D. Consider Motion to Recommend that the City of Red Wing Maintain Ownership of the Mooring Clusters Located Adjacent to the Red Wing Grain Dock Facility and to Recommend that the City Enter into a 37-Year Lease Agreement with the Port Authority for their Operation, Maintenance, and Management Under Terms Approved by the City Council.

President Reding stated that the Port Authority Board received some additional information regarding this topic during yesterday's Workshop Meeting.

Manager Chorney stated that she spoke with Jim Larson, who runs Red Wing Grain, after the Workshop Meeting, and Larson spoke of the importance of the Mooring Clusters for his operations. Red Wing Grain is proposing a \$14,000,000 project that they have applied for through the Port Structure Development Program. Manager Chorney projected an image that illustrated the project that Red Wing Grain is hoping to undertake. The infrastructure is seventy years old, and it is a very important project for the Red Wing Community.

Manager Chorney stated that Red Wing Grain has been managing without the failing Mooring Clusters because it hasn't been quite as busy, and Little Charlie, the tugboat, has been very accommodating. Due to the requirements from the Minnesota Management and Budget, the Port Authority is required to have some sort of ownership of those Mooring Clusters. Currently, the City of Red Wing owns them.

Manager Chorney stated that there are two choices. The first choice is to have the City enter into a thirty-seven-plus-year lease agreement with the Port Authority. The second choice is to ask the City to sell the Mooring Clusters to the Port Authority. The City Attorney's letter was included in the packet, and it is being recommended to enter into the lease agreement.

Commissioner Kliewer asked for clarification as to what the City has done in the past. Manager Chorney stated that the City has granted long-term lease agreements to the Port Authority in the past.

Commissioner Wilson stated that the lease would be a better option because the City owns the adjacent property. Commissioner Wilson asked if a longer lease

could be requested. Manager Chorney stated that there doesn't appear to be any reason not to request a longer lease.

Commissioner Wilson suggested that since the life of the Mooring Clusters will likely be about fifty years, it would be good to have a fifty-year lease in place. Commissioner Flattum agreed with Commissioner Wilson.

Manager Chorney stated that the Office of MMB has their own calculations with what they can live with.

A motion was made by Commissioner Flattum, seconded by Commissioner Wilson, to Approve the Recommendation that the City of Red Wing Maintain Ownership of the Mooring Clusters Located Adjacent to the Red Wing Grain Dock Facility and to Recommend that the City Enter into a 50-Year Lease Agreement with the Port Authority for their Operation, Maintenance, and Management Under Terms Approved by the City Council. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

E. Consider Motion to Authorize the Use of up to \$150,000 from the Port Authority's Redevelopment Stimulus Fund towards the West End Business District Assistance Program.

Manager Chorney stated that this is a yearly procedural motion, and Staff recommends that the program continue.

President Reding asked for clarification as to whether this was the same district that was enlarged last year. Manager Chorney stated that President Reding was correct.

Manager Chorney listed a couple of businesses that have received assistance from the program.

Director Klatt stated that the Comprehensive Plan shows this area as a targeted area for redevelopment. The program has been active for the past five years.

Commissioner Kliwer clarified that the program does not provide a loan; the program provides a matching grant. Manager Chorney confirmed that was correct.

Commissioner Kliwer expressed concern that only two businesses had used the program in five years. Director Klatt stated that roughly \$50,000 has been used over the past five years.

Commissioner Beise asked if there is any concern that by taking \$150,000 from the budget for this, the Port Authority may have a problem with the projects that are currently ongoing. Director Klatt stated that he doesn't foresee any future concerns.

Commissioner Wilson asked if the money could be returned or reallocated. Director Klatt confirmed that was correct.

Commissioner Kliewer asked if the Port Authority approved \$150,000 for the program last year. Manager Chorney answered in the affirmative.

Commissioner Kliewer asked how much money was used last year from the program. Manager Chorney stated that none of the money was used last year.

President Reding stated that he views this motion as a renewal of the Port Authority's commitment to that program.

Director Klatt reminded the Port Authority Board that there is an application process, and the Finance Committee reviews the applications.

A motion was made by Commissioner Flattum, seconded by Commissioner Ross, to Approve the Motion to Authorize the Use of up to \$150,000 from the Port Authority's Redevelopment Stimulus Fund towards the West End Business District Assistance Program. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

F. Consider Motion to Appoint Commissioner Wylie Wilson to the Red Wing Harbor Advisory Committee for a Term Expiring December 31, 2028.

Manager Chorney added this item.

A motion was made by Commissioner Ross, seconded by Commissioner Kliewer, to Approve the Motion to Appoint Commissioner Wylie Wilson to the Red Wing Harbor Advisory Committee for a Term Expiring December 31, 2028. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

9. Communication Items

A. Executive Director's Report.

Director Klatt provided updates.

- Director Klatt stated that the Jefferson School Building is still in the Due Diligence phase of the project.
- Director Klatt stated that the application for the designation as a historic property has been nearly completed.
- Director Klatt stated that the phase one Environmental Study for the Jefferson School Building is being wrapped up.
- Director Klatt stated that the City is planning to move forward with developer outreach in mid-April through mid-May for the Jefferson School Building.
- Director Klatt stated that the hope is to get an RFP by the end of May, there would be a couple of weeks for responses to come forward, and a preferred candidate would be brought forward by the end of June.

- Director Klatt stated that, given the timelines, there may need to be a Special Meeting scheduled for the Port Authority Board.
- Director Klatt stated that Staff is continuing to work with the contractor for the Central Research Building. The Contract should be executed this week with the developer.
- Director Klatt stated that there should be some activity happening relatively soon. Asbestos abatement should come first.
- Director Klatt stated that the Lease Agreement for the Mooring Clusters will be going before the City Council on March 9, 2026.
- Director Klatt apologized for failing to send out the video training links and promised to take care of it first thing in the morning.

B. Committee Reports.

President Reding stated that there are no committee reports to be made.

C. Discussion Items: 2026 Rules & Policies for Boards and Commissions.

Director Klatt stated that the Port Authority Board is not expected to act on this matter. The Boards and Commissions are asked to follow the 2026 Rules & Policies for Boards and Commissions, have an agenda, and offer public comment. The Port Authority Board hasn't required time limits for speakers, but other City entities have.

President Reding stated that he'd like to follow the City Council's lead on the requirements for public comments. Commissioner Flattum concurred.

Commissioner Kliewer stated that there may be some changes to the terms for Port Authority Board Members.

10. Adjournment

President Reding adjourned the meeting at 5:15 p.m.

ATTEST:

Shari Chorney, Secretary

Summary of Balance Sheet and Budget Report
February 2026

231 Industrial Revolving Loan			
	Budget	Monthly	YTD
Revenue	\$65,000.00	\$287.67	\$3,339.11
Expenses	\$5,000.00	\$0.00	\$0.00
Cash	\$1,476,806.46		
Acct Rec	\$18,788.49		
Loans	\$693,956.18		
Assests	\$2,189,551.13		
Liabilities	\$0.00		
Fund Balance	\$2,186,212.02		

232 Downtown Revolving Loan			
	Budget	Monthly	YTD
Revenue	\$2,500.00	\$3.70	\$7.77
Expenses	\$0.00	\$0.00	\$0.00
Cash	\$110,154.28		
Acct Rec	\$0.00		
Loans	-\$6,088.52		
Assets	\$104,065.76		
Liabilities	\$0.00		
Fund Balance	\$104,057.99		

233 Intermediate Re-Lending			
	Budget	Monthly	YTD
Revenue	\$10,000.00	\$1,225.04	\$2,587.57
Expenses	\$32,000.00	\$0.00	\$32,607.00
Cash	\$572,328.77		
Acct Rec	\$3,161.60		
Loans	\$29,605.25		
Assets	\$605,095.62		
Liabilities	\$95,872.26		
Fund Balance	\$539,242.79		

**Summary of Balance Sheet and Budget Report
February 2026**

234 Small Business Development Fund			
	Budget	Monthly	YTD
Revenue	\$0.00	\$220.99	\$443.84
Expenses	\$0.00	\$0.00	\$0.00
Cash	\$14,538.99		
Acct Rec	\$1,738.08		
Loans	\$87,657.02		
Assets	\$103,934.09		
Liabilities	\$0.00		
Fund Balance	\$103,490.25		

243 DEED Loan			
	Budget	Monthly	YTD
Revenue	\$0.00	\$0.00	\$0.00
Expenses	\$0.00	\$0.00	\$0.00
Cash	\$252,658.59		
Acct Rec	\$0.00		
Loans	\$0.00		
Assets	\$252,658.59		
Liabilities	\$0.00		
Fund Balance	\$252,658.59		

236 Port Authority			
	Budget	Monthly	YTD
Revenue	\$677,628.00	\$0.00	\$25,586.40
Expenses	\$683,541.95	\$2,782.43	\$4,241.04
Cash	\$671,800.78		
Acct Rec	\$0.00		
Leases	\$525,397.00		
Assets	\$1,197,197.78		
Liabilities	\$504,352.00		
Fund Balance	\$671,500.42		

Summary of Balance Sheet and Budget Report
February 2026

Capital Account Summaries		
Account	Description	Fund Balance
429	Little River Bulkhead	\$84,170.45
436	Mooring Cluster Dolphins	\$129,896.83
441	Little River Channel Sed. Cont.	\$130,000.00
450	Levee Wall Protection	\$106,845.00
491	PA Redevelopment Stimulus	\$506,378.62
Total		\$957,290.90

Red Wing Port Authoring Operating Budget Report

Revenues	Budget	Month to Date	Year to Date	% of Budget
Property Tax Revenue	\$561,620.00	\$0.00	\$0.00	0%
Leases	\$135,000.00	\$0.00	\$25,586.40	19%
Grants & Aids	\$0.00	\$0.00	\$0.00	0%
Total Revenue	\$696,620.00	\$0.00	\$25,586.40	
Expenditures	Budget	Month to Date	Year to Date	% of Budget
Wages and Salaries	\$5,275.00	\$0.00	\$0.00	0%
PERA	\$0.00	\$0.00	\$0.00	0%
FICA	\$0.00	\$0.00	\$0.00	0%
Worker's Comp	\$0.00	\$1.64	\$3.28	0%
Office Accessories	\$1,250.00	\$40.42	\$40.42	3%
Copying	\$750.00	\$74.78	\$124.85	17%
Small Tools	\$500.00	\$0.00	\$0.00	0%
Admin Services	\$21,565.00	\$0.00	\$0.00	0%
Admin Services - Other	\$252,553.00	\$0.00	\$0.00	0%
Contractual Services	\$60,000.00	-\$12,600.00	-\$12,600.00	-21%
Engineering Services	\$500.00	\$0.00	\$0.00	0%
IT Services	\$15,113.00	\$0.00	\$0.00	0%
Personnel Testing - Recruitment	\$0.00	\$0.00	\$0.00	0%
Public Works Charges	\$2,000.00	\$0.00	\$0.00	0%
Other Professional Services	\$30,000.00	\$75.00	\$75.00	0%
Telephone	\$2,300.00	\$84.45	\$84.45	4%
Postage	\$500.00	\$22.20	\$22.20	4%
Travel	\$1,500.00	\$0.00	\$0.00	0%
Lodging	\$1,500.00	\$0.00	\$0.00	0%
Meals	\$1,200.00	\$52.82	\$52.82	4%
Registration and Tuition	\$2,500.00	\$0.00	\$0.00	0%
Marketing and Promotion	\$60,000.00	\$2,000.00	\$7,465.00	3%
Legal Notices Publishing	\$500.00	\$0.00	\$0.00	0%
Insurance Premiums	\$3,750.00	\$0.00	\$0.00	0%
Repair and Maintenance	\$50,000.00	\$0.00	\$0.00	0%
Building Rental and Leases	\$33,000.00	\$1,500.00	\$3,000.00	9%
Equipment Usage Rental	\$0.00	\$42.27	\$49.03	0%
Dues and Memberships	\$13,500.00	\$5,910.00	\$5,910.00	44%
Subscriptions	\$750.00	\$13.99	\$13.99	2%
Books	\$0.00	\$0.00	\$0.00	0%
Real Estate Property Taxes	\$0.00	\$0.00	\$0.00	0%
Special Events Projects	\$50,000.00	\$0.00	\$0.00	0%
Other Miscellaneous	\$1,500.00	\$0.00	\$0.00	0%
Transfer to CP 441	\$10,000.00	\$0.00	\$0.00	0%
Transfer to CP 491	\$75,000.00	\$0.00	\$0.00	0%
Total Expenditures	\$697,006.00	-\$2,782.43	\$4,241.04	1%

Loans

Acct	Loan	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
IRL	SB Emerg Loan	\$3,270	\$3,270										
IRL	GRWDC	\$633,654	\$633,654										
IRL	River Bluff Tech #4	\$57,533	\$57,032										
DRL	RW Dev Loan	\$137,500	\$137,500										
DRL	CMA Prop LLC	\$35,000	\$35,000										
DRL	Staghead	\$2,960	\$2,960										
DRL	Bev's Café	\$10,360	\$10,360										
DRL	Mike's Barber Shop	\$1,482	\$1,336										
DRL	Cut Above Home	-\$24	-\$24										
DRL	Allowance	-\$193,220	-\$193,220										
IRP	Heimes Haberdashery	\$32,298	\$31,615										
IRP	Kelly's Tap House	\$31	\$31										
IRP	River City Carwash	\$2	\$2										
IRP	Allowance	-\$2,042	-\$2,042										
SBDF	River City Thera	\$17,518	\$17,368										
SBDF	Celeste Beauty	\$17,036	\$16,885										
SBDF	Gather and Grace	\$17,069	\$16,918										
SBDF	JT'S Chicken and F	\$18,378	\$18,231										
SBDF	The Creative Hand	\$18,401	\$18,254										
DEED	Allowance												

General Ledger Balance Sheet

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Period 01 - 02
Fiscal Year 2026



<u>Account Number</u>	<u>Description</u>	<u>Year-To-Date</u>
231	INDUSTRIAL REVOLVING LOAN PROG	
	Asset	
231-00000-10100	CASH	1,476,806.46
231-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	18,788.49
231-00000-11974	LT LOAN REC - SBEmergencyLoanP	3,270.05
231-00000-11986	LT LOAN REC - GRWDC	633,653.93
231-00000-11999	LT LOAN REC-RIVER BLUFF TECH#4	57,032.20
	Asset	2,189,551.13
	Fund Balance	
231-00000-30000	FUND BALANCE EQUITY	2,186,212.02
	Fund Balance	2,186,212.02
	Revenue Total	3,339.11
	Expense Total	0.00
	Ret Earnings Total	3,339.11
231	INDUSTRIAL REVOLVING LOAN PROG	3,339.11

General Ledger Balance Sheet

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Fiscal Year 2026



Account Number	Description	Year-To-Date
232	DOWNTOWN REVOLVING LOAN PROG	
	Asset	
232-00000-10100	CASH	110,154.28
232-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	0.00
232-00000-11902	LT LOAN REC - RW DEV LOAN	137,500.00
232-00000-11979	LT LOAN REC - CMA PROP LLC	35,000.00
232-00000-11983	LT LOAN REC - STAGHEAD	2,960.00
232-00000-11984	LT LOAN REC - BEV'S CAFE	10,360.00
232-00000-11990	LT LOAN REC - MIKES BARBERSHOP	1,335.77
232-00000-11993	LT LOAN REC - CUT ABOVE HOME	-24.29
232-00000-11999	LT LOAN REC - ALLOWANCE	-193,220.00
	Asset	104,065.76
	Fund Balance	
232-00000-30000	FUND BALANCE EQUITY	104,057.99
	Fund Balance	104,057.99
Revenue Total		7.77
Expense Total		0.00
Ret Earnings Total		7.77
232	DOWNTOWN REVOLVING LOAN PROG	7.77

General Ledger Balance Sheet

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Account Number	Description	Year-To-Date
233	(IRP) INTERMEDIARY RE-LENDING	
	Asset	
233-00000-10101	CASH - IRP	572,328.77
233-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	3,161.60
233-00000-11952	LT LOAN REC - HEIMIES HABERDAS	31,614.76
233-00000-11954	LT LOAN REC - KELLYS TAP HOUSE	30.72
233-00000-11955	LT LOAN REC - RIVR CTY CAR WSH	1.77
233-00000-11999	LT LOAN REC - ALLOWANCE	-2,042.00
	Asset	605,095.62
	Liability	
233-00000-24000	DUE TO OTHER GOVERNMENTS	95,872.26
	Liability	95,872.26
	Fund Balance	
233-00000-30000	FUND BALANCE EQUITY	539,242.79
	Fund Balance	539,242.79
	Revenue Total	2,587.57
	Expense Total	32,607.00
	Ret Earnings Total	-30,019.43
233	(IRP) INTERMEDIARY RE-LENDING	-30,019.43

General Ledger Balance Sheet

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Fiscal Year 2026



<u>Account Number</u>	<u>Description</u>	<u>Year-To-Date</u>
234	SMALL BUSINESS DEVELOPMENT FUN	
	Asset	
234-00000-10100	CASH	14,538.99
234-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	1,738.08
234-00000-11957	LT LOAN REC - RIVER CITY THERA	17,368.35
234-00000-11960	LT LOAN REC - CELESTE BEAUTY M	16,885.14
234-00000-11961	LT LOAN REC - GATHER AND GRAZE	16,918.44
234-00000-11975	LT LOAN REC-JTS CHICKEN & FISH	18,230.77
234-00000-11976	LT LOAN REC - THE CREATIVE HAN	18,254.32
	Asset	103,934.09
	Fund Balance	
234-00000-30000	FUND BALANCE EQUITY	103,490.25
	Fund Balance	103,490.25
	Revenue Total	443.84
	Expense Total	0.00
	Ret Earnings Total	443.84
234	SMALL BUSINESS DEVELOPMENT FUN	443.84

General Ledger
Balance Sheet

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Period 01 - 02
Fiscal Year 2026



Account Number	Description	Year-To-Date
236	PORT AUTHORITY	
	Asset	
236-00000-10100	CASH	671,800.78
236-00000-10505	TAXES RECEIVABLE-DELINQUENT	4,685.21
236-00000-10510	TAXES RECEIVABLE-UNAPPORTIONED	0.00
236-00000-10599	TAXES RECEIVABLE-ALLOWANCE (CO	-4,685.21
236-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	0.00
236-00000-14100	DUE FROM STATE	0.00
236-00000-14700	LEASE RECEIVABLE - SHORT TERM	117,114.00
236-00000-14701	LEASE RECEIVABLE - LONG TERM	408,283.00
	Asset	1,197,197.78
	Liability	
236-00000-20200	ACCOUNTS PAYABLE	0.00
236-00000-20201	AP NON-SYSTEM GENERATED	0.00
236-00000-27304	DEFERRED INFLOW - LEASE REC	504,352.00
	Liability	504,352.00
	Fund Balance	
236-00000-30000	FUND BALANCE EQUITY	671,500.42
	Fund Balance	671,500.42
	Revenue Total	25,586.40
	Expense Total	4,241.04
	Ret Earnings Total	21,345.36
236	PORT AUTHORITY	21,345.36

General Ledger
Balance Sheet

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Period 01 - 02
Fiscal Year 2026



<u>Account Number</u>	<u>Description</u>	<u>Year-To-Date</u>
243	DEED LOAN	
	Asset	
243-00000-10100	CASH	252,658.59
	Asset	252,658.59
	Fund Balance	
243-00000-30000	FUND BALANCE EQUITY	252,658.59
	Fund Balance	252,658.59
Revenue Total		0.00
Expense Total		0.00
Ret Earnings Total		0.00
243	DEED LOAN	0.00

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
231	INDUSTRIAL REVOLVING LOAN PROG						
<i>00000</i>	<i>NON DEPARTMENTAL</i>						
	TOTAL MISCELLANEOUS REVENUES						
231-00000-46210	INTEREST - DEPOSITINVESTMENT	0.00	0.00	0.00	0.00	0.00	0.00
231-00000-46216	INTEREST - NOTES & LOANS	65,000.00	65,000.00	287.67	3,339.11	5.14	61,660.89
231-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS REVENUES	65,000.00	65,000.00	287.67	3,339.11	5.14	61,660.89
<i>00000</i>	<i>NON DEPARTMENTAL</i>	<i>65,000.00</i>	<i>65,000.00</i>	<i>287.67</i>	<i>3,339.11</i>	<i>5.14</i>	<i>61,660.89</i>

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46700	<i>ECONOMIC OPPORTUNITY</i>						
	TOTAL OTHER SERVICES & CHARGES						
231-46700-53910	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
231-46700-53920	LOAN EXPENSES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
231-46700-53924	SUBGRANTEE GRANT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
231-46700-53950	REAL ESTATE (PROPERTY) TAXES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER SERVICES & CHARGES	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00
	TOTAL DEBT SERVICE						
231-46700-55120	INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
46700	<i>ECONOMIC OPPORTUNITY</i>	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue Total		65,000.00	65,000.00	287.67	3,339.11	5.1371	61,660.89
Expense Total		5,000.00	5,000.00	0.00	0.00	0	5,000.00
Grand Total		<u>60,000.00</u>	<u>60,000.00</u>	<u>287.67</u>	<u>3,339.11</u>	<u>0.0557</u>	<u>56,660.89</u>
231	INDUSTRIAL REVOLVING LOAN PROG	60,000.00	60,000.00	287.67	3,339.11	5.57	56,660.89

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
232	DOWNTOWN REVOLVING LOAN						
	PROG						
<i>00000</i>	<i>NON DEPARTMENTAL</i>						
	TOTAL MISCELLANEOUS						
	REVENUES						
232-00000-46210	INTEREST - DEPOSIT INVESTMENT	0.00	0.00	0.00	0.00	0.00	0.00
232-00000-46216	INTEREST - NOTES & LOANS	2,500.00	2,500.00	3.70	7.77	0.31	2,492.23
232-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS	2,500.00	2,500.00	3.70	7.77	0.31	2,492.23
	REVENUES						
	TOTAL OTHER FINANCING						
	SOURCES						
232-00000-49101	TRANSFER FROM GENERAL	0.00	0.00	0.00	0.00	0.00	0.00
232-00000-49236	TRANSFER FROM PORT	0.00	0.00	0.00	0.00	0.00	0.00
	AUTHORITY						
	TOTAL OTHER FINANCING	0.00	0.00	0.00	0.00	0.00	0.00
	SOURCES						
<i>00000</i>	<i>NON DEPARTMENTAL</i>	<i>2,500.00</i>	<i>2,500.00</i>	<i>3.70</i>	<i>7.77</i>	<i>0.31</i>	<i>2,492.23</i>

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46700	<i>ECONOMIC OPPORTUNITY</i>						
	TOTAL OTHER SERVICES & CHARGES						
232-46700-53910	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
232-46700-53924	SUBGRANTEE GRANT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
232-46700-53999	OTHER MISCELLANEOUS OPERATING	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER SERVICES & CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
46700	<i>ECONOMIC OPPORTUNITY</i>	0.00	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue Total		2,500.00	2,500.00	3.70	7.77	0.3108	2,492.23
Expense Total		0.00	0.00	0.00	0.00	0	0.00
Grand Total		<u>2,500.00</u>	<u>2,500.00</u>	<u>3.70</u>	<u>7.77</u>	<u>0.0031</u>	<u>2,492.23</u>
232	DOWNTOWN REVOLVING LOAN PROG	2,500.00	2,500.00	3.70	7.77	0.31	2,492.23

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
233	(IRP) INTERMEDIARY RE-LENDING						
00000	<i>NON DEPARTMENTAL</i>						
	TOTAL MISCELLANEOUS REVENUES						
233-00000-46210	INTEREST - DEPOSITINVESTMENT	0.00	0.00	1,117.38	2,364.99	0.00	-2,364.99
233-00000-46216	INTEREST - NOTES & LOANS	12,000.00	12,000.00	107.66	222.58	1.85	11,777.42
233-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS REVENUES	12,000.00	12,000.00	1,225.04	2,587.57	21.56	9,412.43
00000	<i>NON DEPARTMENTAL</i>	<i>12,000.00</i>	<i>12,000.00</i>	<i>1,225.04</i>	<i>2,587.57</i>	<i>21.56</i>	<i>9,412.43</i>

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46700	<i>ECONOMIC OPPORTUNITY</i>						
	TOTAL OTHER SERVICES & CHARGES						
233-46700-53199	OTHER PROF SERVICES NOC	0.00	0.00	0.00	0.00	0.00	0.00
233-46700-53902	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
233-46700-53910	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
233-46700-53924	SUBGRANTEE GRANT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER SERVICES & CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DEBT SERVICE						
233-46700-55120	INTEREST	33,000.00	33,000.00	0.00	32,607.00	98.81	393.00
	TOTAL DEBT SERVICE	33,000.00	33,000.00	0.00	32,607.00	98.81	393.00
46700	<i>ECONOMIC OPPORTUNITY</i>	33,000.00	33,000.00	0.00	32,607.00	98.81	393.00

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue Total		12,000.00	12,000.00	1,225.04	2,587.57	21.5631	9,412.43
Expense Total		33,000.00	33,000.00	0.00	32,607.00	98.8091	393.00
Grand Total		<u>-21,000.00</u>	<u>-21,000.00</u>	<u>1,225.04</u>	<u>-30,019.43</u>	<u>1.4295</u>	<u>9,019.43</u>
233	(IRP) INTERMEDIARY RE-LENDING	-21,000.00	-21,000.00	1,225.04	-30,019.43	142.95	9,019.43

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
234	SMALL BUSINESS DEVELOPMENT FUN						
00000	<i>NON DEPARTMENTAL</i>						
	TOTAL MISCELLANEOUS REVENUES						
234-00000-46216	INTEREST - NOTES & LOANS	0.00	0.00	220.99	443.84	0.00	-443.84
	TOTAL MISCELLANEOUS REVENUES	0.00	0.00	220.99	443.84	0.00	-443.84
	TOTAL OTHER FINANCING SOURCES						
234-00000-49101	TRANSFER FROM GENERAL	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00
00000	<i>NON DEPARTMENTAL</i>	0.00	0.00	220.99	443.84	0.00	-443.84

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue Total		0.00	0.00	220.99	443.84	0	-443.84
Expense Total		0.00	0.00	0.00	0.00	0	0.00
Grand Total		<u>0.00</u>	<u>0.00</u>	<u>220.99</u>	<u>443.84</u>	<u>0</u>	<u>-443.84</u>
234	SMALL BUSINESS DEVELOPMENT FUN	0.00	0.00	220.99	443.84	0.00	-443.84

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
236	PORT AUTHORITY						
00000	NON DEPARTMENTAL						
	TOTAL TAXES						
236-00000-41010	PROPERTY TAXES - CURRENT	561,620.00	561,620.00	0.00	0.00	0.00	561,620.00
236-00000-41020	PROPERTY TAXES - DELINQUENT	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-41030	MOBILE HOME TAX - CURRENT	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-41035	MOBILE HOME TAX - DELINQUENT	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-41060	TAX INCREMENT - EXCESS	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-41830	GROSS SHELTER RENT	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-41899	OTHER TAXES NOC	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TAXES	561,620.00	561,620.00	0.00	0.00	0.00	561,620.00
	TOTAL INTERGOVERNMENTAL						
236-00000-43135	FEDERAL GRANTS & AIDS-OTHER	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-43415	STATE MARKET VALUE CREDIT	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-43599	STATE GRANTS & AIDS - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-43699	OTHER GRANTS & AIDS NOC	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CHARGES FOR SERVICES						
236-00000-44155	ADMIN CHARGES TO OTHERS	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-44156	ADMIN CHARGES FOR ADM OF IRP	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-44810	ECONOMIC DEVELOPMENT CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-44970	LAND SALES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CHARGES FOR SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS REVENUES						
236-00000-46210	INTEREST - DEPOSIT INVESTMENT	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46217	INTEREST - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46218	LEASE INTEREST REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46223	RENT - CRL ELECTRICITY	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46228	LEASES - HARBOR	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46230	LEASES - INDUSTRIAL	135,000.00	135,000.00	0.00	25,586.40	18.95	109,413.60
236-00000-46231	LEASES - OTHER	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46233	LEASE PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46240	LEASE REC AMORIZATION	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46281	REFUNDS	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46283	DAMAGE CLAIMS FROM OTHERS	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS REVENUES	135,000.00	135,000.00	0.00	25,586.40	18.95	109,413.60
	TOTAL OTHER FINANCING SOURCES						
236-00000-49101	TRANSFER FROM GENERAL	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-49605	TRANSFER FROM MARINA	0.00	0.00	0.00	0.00	0.00	0.00
236-00000-49999	FUND BALANCE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00
00000	NON DEPARTMENTAL	696,620.00	696,620.00	0.00	25,586.40	3.67	671,033.60

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46600	PORT AUTHORITY						
	TOTAL PERSONNEL SERVICES						
236-46600-51105	WAGES & SALARIES - FULL TIME	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51110	OVERTIME WAGES - FULL TIME	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51115	WAGES & SALARIES - PART TIME	5,275.00	5,275.00	0.00	0.00	0.00	5,275.00
236-46600-51120	WAGES & SALARIES - TEMPORARY	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51125	OVERTIME WAGES - PART TIME, SE	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51130	MERIT & STEP	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51215	ACCRUED VACATION	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51220	ACCRUED SICK LEAVE	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51305	PERA CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51310	FICA CONTRIBUTIONS	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51405	EMPLOYEE INS - HOSPITALIZATION	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51410	EMPLOYEE INS - LOSS OF INCOME	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51440	UNEMPLOYMENT COMPENSATION	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-51505	WORKERS' COMPENSATION INS	0.00	0.00	1.64	3.28	0.00	-3.28
	TOTAL PERSONNEL SERVICES	5,275.00	5,275.00	1.64	3.28	0.06	5,271.72
	TOTAL SUPPLIES						
236-46600-52105	OFFICE ACCESSORIES	1,250.00	1,250.00	40.42	40.42	3.23	1,209.58
236-46600-52110	DUPLICATING & COPYING SUPPLIES	750.00	750.00	74.78	124.85	16.65	625.15
236-46600-52115	PRINTED FORMS & PAPER	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-52237	COVID 19 OPERATING SUPPLIES	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-52299	OTHER OPERATING SUPPLIES NOC	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-52405	SMALL TOOLS	500.00	500.00	0.00	0.00	0.00	500.00
	TOTAL SUPPLIES	2,500.00	2,500.00	115.20	165.27	6.61	2,334.73
	TOTAL OTHER SERVICES & CHARGES						
236-46600-53100	ADMINISTRATION SERVICES	21,565.00	21,565.00	0.00	0.00	0.00	21,565.00
236-46600-53101	ADMINISTRATION SERVICES-OTHER	252,553.00	252,553.00	0.00	0.00	0.00	252,553.00
236-46600-53105	CONTRACTUAL SERVICES	60,000.00	60,000.00	-12,600.00	-12,600.00	-21.00	72,600.00
236-46600-53120	ENGINEERING SERVICES - CITY	500.00	500.00	0.00	0.00	0.00	500.00
236-46600-53125	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53150	IT SERVICES - CITY	15,113.00	15,113.00	0.00	0.00	0.00	15,113.00
236-46600-53160	PERSONNEL TESTING & RECRUITMEN	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53165	PUBLIC WORKS LABOR CHARGES	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00
236-46600-53192	COVID 19 SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53199	OTHER PROF SERVICES NOC	30,000.00	30,000.00	75.00	75.00	0.25	29,925.00
236-46600-53205	TELEPHONE	2,300.00	2,300.00	84.45	84.45	3.67	2,215.55
236-46600-53210	POSTAGE	500.00	500.00	22.20	22.20	4.44	477.80
236-46600-53305	TRAVEL EXP - PLANE, TRAIN, ETC	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
236-46600-53310	LODGING	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
236-46600-53320	MEALS	1,200.00	1,200.00	52.82	52.82	4.40	1,147.18
236-46600-53325	MILEAGE REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53330	REGISTRATION & TUITION	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
236-46600-53345	VEHICLE ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53410	MARKETING & PROMOTION	60,000.00	60,000.00	2,000.00	7,465.00	12.44	52,535.00
236-46600-53455	LEGAL NOTICES PUBLISHING	500.00	500.00	0.00	0.00	0.00	500.00
236-46600-53499	OTHER PRINTING & BINDING NOC	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53505	INSURANCE PREMIUMS	3,750.00	3,750.00	0.00	0.00	0.00	3,750.00
236-46600-53555	ELECTRICAL UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53560	WATER	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53599	OTHER UTILITIES - NOC	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53605	BUILDING REPAIR & MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53645	MAINTENANCE SERVICE AGREEMENT	0.00	0.00	0.00	0.00	0.00	0.00

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
236-46600-53699	REPAIRS & MAINTENANCE NOC	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
236-46600-53710	BUILDING RENTALS & LEASES	33,000.00	33,000.00	1,500.00	3,000.00	9.09	30,000.00
236-46600-53750	EQUIP USAGE RENTALS & LEASES	0.00	0.00	42.27	49.03	0.00	-49.03
236-46600-53799	OTHER RENTALS & LEASES NOC	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53904	DUES & MEMBERSHIPS	13,500.00	13,500.00	5,910.00	5,910.00	43.78	7,590.00
236-46600-53906	SUBSCRIPTIONS	750.00	750.00	13.99	13.99	1.87	736.01
236-46600-53907	BOOKS	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53920	LOAN EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53950	REAL ESTATE (PROPERTY) TAXES	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-53990	SPECIAL EVENTS/PROJECTS	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00
236-46600-53999	OTHER MISCELLANEOUS OPERATING	1,500.00	1,500.00	0.00	0.00	0.00	1,500.00
	TOTAL OTHER SERVICES & CHARGES	604,231.00	604,231.00	-2,899.27	4,072.49	0.67	600,158.51
	TOTAL CAPITAL OUTLAY						
236-46600-54120	LAND IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-54150	IMPROVEMENTS OTHER THAN BLDG	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-54200	OTHER EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DEBT SERVICE						
236-46600-55120	INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-55121	LEASE INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER FINANCING USES						
236-46600-56101	TRANSFER TO GENERAL	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56231	TRANSFER TO IND REVOLVING LOAN	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56232	TRANSFER TO 232	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56271	TRANSFER TO TIF #1-1	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56276	TRANSFER TO SR 276	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56277	TRANSFER TO SR 277	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56306	TRANSFER TO DS 306	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56409	TRANSFER TO CP 409	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56419	TRANSFER TO CP 419	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56429	TRANSFER TO CP 429 LITTLE R BU	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56430	TRANSFER TO CP 430	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56435	TRANSFER TO CP 435	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56436	TRANSFER TO CP 436	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56441	TRANSFER TO CP 441	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00
236-46600-56450	TRANSFER TO CP 450	0.00	0.00	0.00	0.00	0.00	0.00
236-46600-56491	TRANSFER TO CP 491	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00
236-46600-56715	TRANSFER TO COMP ABS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER FINANCING USES	85,000.00	85,000.00	0.00	0.00	0.00	85,000.00
46600	PORT AUTHORITY	697,006.00	697,006.00	-2,782.43	4,241.04	0.61	692,764.96

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue Total		696,620.00	696,620.00	0.00	25,586.40	3.6729	671,033.60
Expense Total		697,006.00	697,006.00	-2,782.43	4,241.04	0.6085	692,764.96
Grand Total		<u>-386.00</u>	<u>-386.00</u>	<u>2,782.43</u>	<u>21,345.36</u>	<u>-55.2989</u>	<u>-21,731.36</u>
236	PORT AUTHORITY	-386.00	-386.00	2,782.43	21,345.36	-5,529.89	-21,731.36

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
243	DEED LOAN						
<i>00000</i>	<i>NON DEPARTMENTAL</i>						
	TOTAL INTERGOVERNMENTAL						
243-00000-43490	STATE DEED LOAN	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL INTERGOVERNMENTAL	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS REVENUES						
243-00000-46210	INTEREST - DEPOSITINVESTMENT	0.00	0.00	0.00	0.00	0.00	0.00
243-00000-46216	INTEREST - NOTES & LOANS	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
243-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS REVENUES	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00
	TOTAL OTHER FINANCING SOURCES						
243-00000-49231	TRANSFER FROM INDUSTRIAL REVOL	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00
<i>00000</i>	<i>NON DEPARTMENTAL</i>	<i>2,500.00</i>	<i>2,500.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>2,500.00</i>

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46700	<i>ECONOMIC OPPORTUNITY</i>						
	TOTAL OTHER SERVICES & CHARGES						
243-46700-53110	AUDITING SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
243-46700-53410	MARKETING & PROMOTION	0.00	0.00	0.00	0.00	0.00	0.00
243-46700-53910	BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
243-46700-53920	LOAN EXPENSES	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00
243-46700-53924	SUBGRANTEE GRANT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER SERVICES & CHARGES	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00
	TOTAL DEBT SERVICE						
243-46700-55120	INTEREST	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL DEBT SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
46700	<i>ECONOMIC OPPORTUNITY</i>	<i>1,200.00</i>	<i>1,200.00</i>	<i>0.00</i>	<i>0.00</i>	<i>0.00</i>	<i>1,200.00</i>

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue Total		2,500.00	2,500.00	0.00	0.00	0	2,500.00
Expense Total		1,200.00	1,200.00	0.00	0.00	0	1,200.00
Grand Total		<u>1,300.00</u>	<u>1,300.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0</u>	<u>1,300.00</u>
243	DEED LOAN	1,300.00	1,300.00	0.00	0.00	0.00	1,300.00



TO: Red Wing Port Authority Board
FROM: Shari Chorney, Port Authority Manager

Agenda Item No.: Mooring Clusters

Meeting Date: April 7, 2026

ACTION REQUESTED: Motion to Approve a 50-year lease Agreement with the City of Red Wing for the Use, Management, and Operation of the Levee Road Mooring Clusters near the Red Wing Grain Terminal.

ATTACHMENT:

- **Draft -Lease Agreement**
- **Photo of Mooring Clusters**

BACKGROUND:

The Minnesota Department of Transportation Waterways Division had funding for the Port Development Assistance Program (PDAP) in 2023. In 2023 the Red Wing Port Authority and the City of Red Wing authorized the application for PDAP funds.

The CIP Manager of the City of Red Wing applied for PDAP funding for the Mooring Cluster Replacement project; the project is the replacement of four Mooring Clusters adjacent to the Red Wing Grain dock facility.

Port Authority staff have been working on the requirements for accepting the grant funds, that must follow Office of Minnesota Management and Budget (MMB) requirements.

One issue is the grantee for the funds is Red Wing Port Authority, not the City of Red Wing. To undertake the project, the port authority must obtain bondable ownership interest in the property to be improved. Port Authority staff have been working with the City’s attorneys on meeting MMB’s conditions attached is the

“draft” lease. The 50-year lease meets the requirement of bondable ownership interest.

Riverfront Property Agreement (background on why RWPA is an agent for the City of Red Wing) on waterfront property.

On May 13, 1996, the Red Wing City Council and Red Wing Port Authority executed a contract titled the Riverfront Property Agreement(RPA) for a novation (The substitution by mutual agreement of one obligation for another with or without a change of parties and with the intent to extinguish old obligation) of the City of Red Wing with the Port Authority under certain then-existing leases of real property owned by the City, and to appoint and designate the Port Authority as the City’s exclusive agent to exercise all rights and remedies under the leases as they are identified in the Exhibitions of the RPA.

The agreement allows the Port Authority to lease the property, while the City remains the property owner.

DISCUSSION:

On March 3, 2026, the Port Authority Board approved the recommendation to enter into a 50-year lease agreement with the City of Red Wing for the mooring clusters. The recommendation was subsequently forwarded to the City Council, which, on March 9, 2026, approved entering into the lease.

If approved today, the draft lease will be placed on the City Council’s April 13, 2026, agenda for consideration and approval.

BUDGET IMPACT:

No budget impact

RECOMMENDATION:

Staff is recommending the motion as stated above in “Action Requested.”

LEASE AGREEMENT

THIS LEASE AGREEMENT (“Lease”) is made as of this ____ day of April, 2026 (“Effective Date”), by and between the City of Red Wing, a Minnesota municipal corporation (the “City”), and the Red Wing Port Authority, a Minnesota public corporation (the “Port Authority”). The City and the Port Authority may be referred to individually as a “Party” and collectively as the “Parties.”

Background

- A. The City owns and operates a public park known as Levee Park, located near 420 Levee Street, Red Wing, MN 55066. The Mississippi River abuts Levee Park to the west and north of the Park.
- B. The City owns four mooring clusters located in the Mississippi River and directly southwest of Levee Park. The mooring clusters are public river infrastructure that allow vessels traveling on the Mississippi River to moor on a temporary basis. The location of the four mooring clusters is described by GPS coordinates and depicted the attached Exhibit A (the four mooring clusters shall collectively referred to as “the Property”).
- C. The Red Wing Port Authority has applied for and received grant funding from the State of Minnesota for the purpose of replacing and improving the four mooring clusters. As a condition of such grant funding, the Port Authority is required to demonstrate a sufficient legal right to access, use, and replace the mooring clusters. The Port Authority has requested a 50-year lease of the mooring clusters.
- D. Pursuant to Minnesota Statutes Section 465.035, the City is authorized to lease property to another public corporation for nominal consideration when the lease serves a public use. The City and the Port Authority enter into this Lease for that purpose.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, the City and Port Authority agree as follows:

1. **Leased Property.** The City hereby leases to the Port Authority the Property. For the avoidance of doubt, the Property includes only the mooring clusters and not any interest in any other City-owned property, including but not limited to Levee Park, nor does it include any dedication of navigable public waters. The Property shall be deemed to include any replacement or reconstructed mooring clusters installed pursuant to this Lease. The Parties agree that this Lease serves a public use.
2. **Term.** The term of this Lease shall commence on Commencement Date and shall expire 50 year later (the “Term”).
3. **Rent.** The Port Authority shall pay the City base rent in the amount of \$1.00 per year (“Base Rent”), payable in advance on or before January 1 of each calendar year of the Lease. Rent shall be payable without notice, demand, offset, or abatement, except as expressly provided herein.

4. **Permitted Use.** The Port Authority shall use the Property solely for allowing vessels traveling on the Mississippi River to temporarily moor the vessel to the Property. The Port Authority's use of the Property is non-exclusive, and other vessels or entities may utilize the Property from time to time.
5. **Compliance with Law.** The Port Authority shall, at its sole cost, comply with all applicable federal, state, and local laws, regulations, ordinances, port authority rules, and environmental requirements affecting the Property or the Port Authority's use thereof.
6. **Condition of the Property.** The Port Authority acknowledges that it has inspected the Property and accepts it in its "AS IS, WHERE IS" condition, subject to any express obligations of the City set forth in this Lease.
7. **Maintenance and Repairs.** The Port Authority shall cause the Property to be maintained and repaired in good condition, ordinary wear and tear excepted. The City has no responsibility to maintain the Property in any particular condition or suitable for any particular purpose.
8. **Replacement of Mooring Clusters; No City Responsibility**
 - a. **Authorization to Replace.** Notwithstanding any other provision of this Lease, the City hereby authorizes the Port Authority, at its sole cost and expense, to remove, replace, reconstruct, and install new mooring clusters in substantially the same locations as the existing mooring clusters located on the Property, though the exact location and alignment of the mooring clusters may adjust slightly (the "Replacement Work").
 - b. **No City Cost or Financial Obligation.** The Port Authority shall be solely responsible for all costs, expenses, and obligations of every kind arising from or related to the Replacement Work, including without limitation design, engineering, permitting, construction, inspection, environmental compliance, and grant administration. Under no circumstances shall the City be responsible for, or required to contribute to, any cost, fee, assessment, or expense associated with the Replacement Work.
 - c. **No City Control or Liability.** The City shall have no responsibility for, and shall not be deemed to have assumed, any control over the means, methods, or manner of performing the Replacement Work. The Port Authority acknowledges and agrees that the City shall have no liability for any injury, damage, loss, or claim arising from or related to the Replacement Work, including without limitation claims for personal injury, property damage, navigational obstruction, or environmental impacts.
 - d. **Permits and Compliance.** The Port Authority shall be solely responsible for obtaining and maintaining all permits, approvals, and authorizations required for the Replacement Work, including without limitation approvals from federal and state agencies having jurisdiction over navigable waters. Any failure to obtain or comply with such permits shall be the sole responsibility of the Port Authority.
 - e. **No Expansion of Property Interest.** Nothing in this Section shall be construed to expand the scope of the Property, convey any ownership interest in the riverbed or

navigable waters, or constitute a dedication of public waters. The Port Authority's rights are limited strictly to those expressly granted under this Lease.

- f. **Survival.** The provisions of this Section shall survive the expiration or earlier termination of this Lease.
- 9. Grant Funding Contingency.** This Lease is entered into for the primary purpose of allowing the Port Authority to satisfy legal and property access requirements associated with grant funding for the replacement and improvement of the mooring clusters ("Grant"). In the event that: (a) the Grant is not awarded, (b) the Grant is withdrawn, terminated, or materially modified in a manner that prevents the Replacement Work from proceeding, or (c) the Port Authority fails to comply with material Grant requirements resulting in loss or required repayment of Grant funds, either Party may terminate this Lease upon written notice to the other. Upon such termination, neither Party shall have any further obligation hereunder, except for those provisions which by their nature survive termination.
- 10. Taxes And Assessments.** The Port Authority shall pay all real estate taxes, special assessments, fees, charges, and governmental impositions, if any, attributable to the Property or the Port Authority's use thereof, whether assessed against the City or the Port Authority.
- 11. Insurance.** The Port Authority shall maintain, at its expense, insurance coverage acceptable to the City, at the City's discretion. The City shall be named as an additional insured where applicable.
- 12. Indemnification.** To the fullest extent permitted by law, the Port Authority shall defend, indemnify, and hold harmless the City and its elected officials, officers, employees, and agents from and against any and all claims, causes of action, obligations, and damages, including attorneys' fees, arising out of or related to the Replacement Work or the Port Authority's use or operation of the Property, except to the extent caused by the City's negligence or willful misconduct.
- 13. Environmental Matters.** The Port Authority shall not cause or permit the release of any hazardous substances on or about the Property. The Port Authority shall comply with all environmental laws and shall be responsible for any remediation required as a result of the Port Authority's activities.
- 14. Assignment and Subletting.** The Port Authority shall not assign this Lease without the prior written consent of the City, which may be withheld in the City's sole discretion, subject to applicable law. The Port Authority sublet the Property to other entities as it determines necessary and in the best interest of the Port Authority, City, and its residents, subject to the City's approval, which shall not be unreasonably withheld. The Port Authority shall provide the City with copies of all proposed lease agreements at least 10 business days prior to the approval of the agreement. The Parties understand and agree that the Port Authority may sublease the Property to Red Wing Grain, consistent with the terms of the previous lease between those parties.
- 15. Termination.** This Lease may be terminated by mutual agreement of the parties. The Lease shall not automatically renew or extend beyond the Term. In the event of any conflict between

this Lease and the terms of any applicable State of Minnesota grant agreement or bond financing declaration, the terms of such grant agreement or declaration shall control.

16. Surrender. Upon expiration or termination of this Lease, the Port Authority shall surrender the Property in good condition, reasonable wear and tear excepted. The City shall own all improvements or changes made to the Property, including the Replacement Work, which shall remain as part of the Property upon the expiration or termination of the Lease.

17. Miscellaneous

- a. **Governing Law.** This Lease shall be governed by the laws of the State of Minnesota.
- b. **Entire Agreement.** This Lease constitutes the entire agreement between the Parties concerning the Property and supersedes prior negotiations and understandings concerning the same subject matter.
- c. **Amendments.** Any amendment to this Lease must be in writing and executed by authorized representatives of the Parties.
- d. **Notices.** Any notice required or permitted under this Lease shall be in writing and delivered to the addresses designated by the Parties.
- e. **No Waiver.** Failure to enforce any provision of this Lease shall not constitute a waiver of that provision or any other provision.
- f. **State Bond Financing.** The Parties acknowledge that the Property may constitute “bond financed property” within the meaning of Minnesota Statutes Section 16A.695 and may be subject to a State of Minnesota General Obligation Bond Financed Declaration and related grant agreement. This Lease is expressly subject to all applicable requirements, restrictions, and limitations imposed by such statute, declaration, and grant agreement, as they may be amended from time to time with required governmental approvals.

18. Authority. Each Party represents that it has full authority to enter into this Lease and that execution has been duly authorized.

19. Captions. The captions appearing in this Lease are for convenience only, are not a part of this Lease and are not to be considered in interpreting this Lease.

[signatures on the following page]

Red Wing Port Authority

By: _____
Its: _____

City of Red Wing

By: _____
Gary Iocco, Mayor

By: _____
Chris Heineman, Council Administrator

By: _____
Melissa Hill, City Clerk

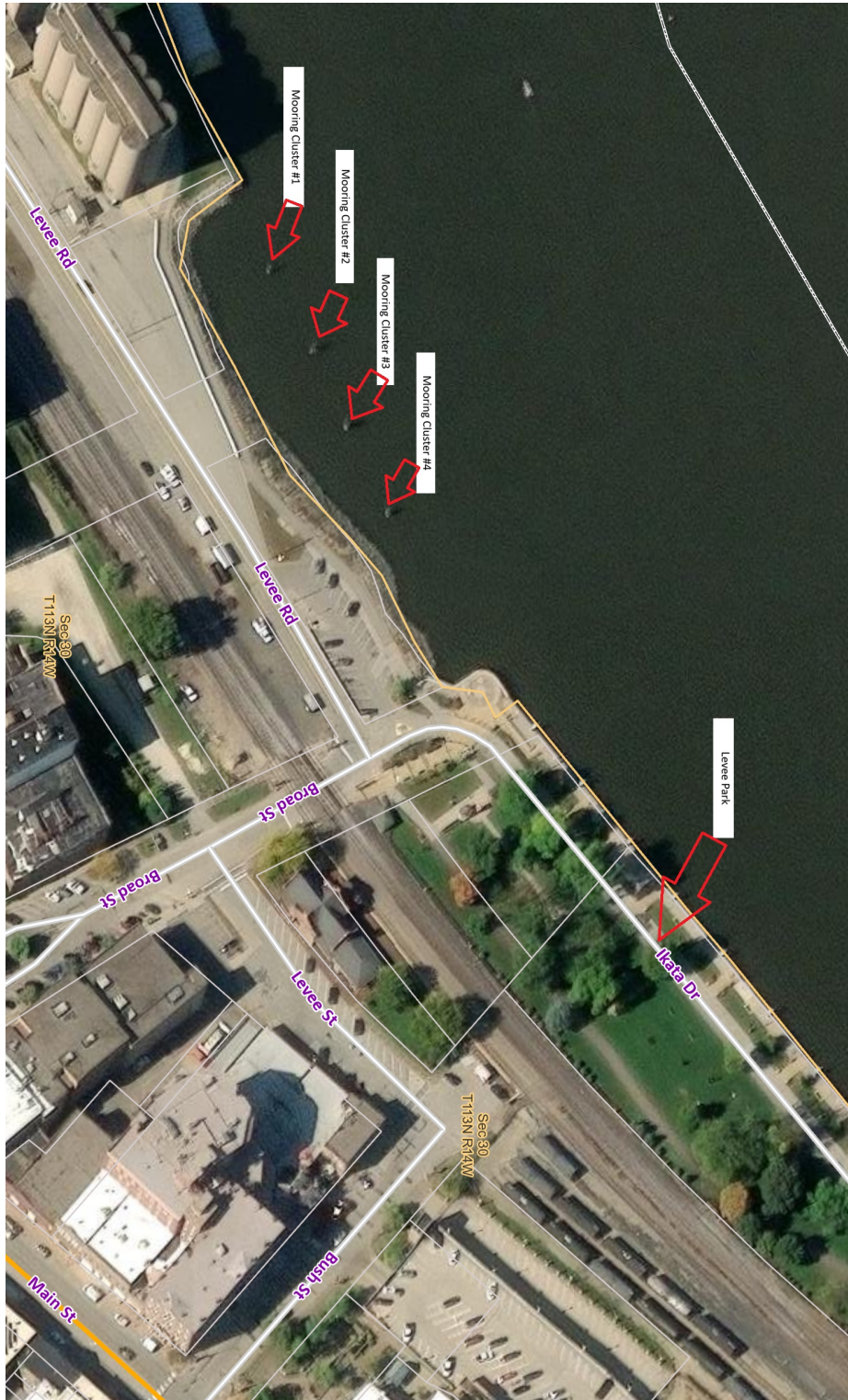
Exhibit A

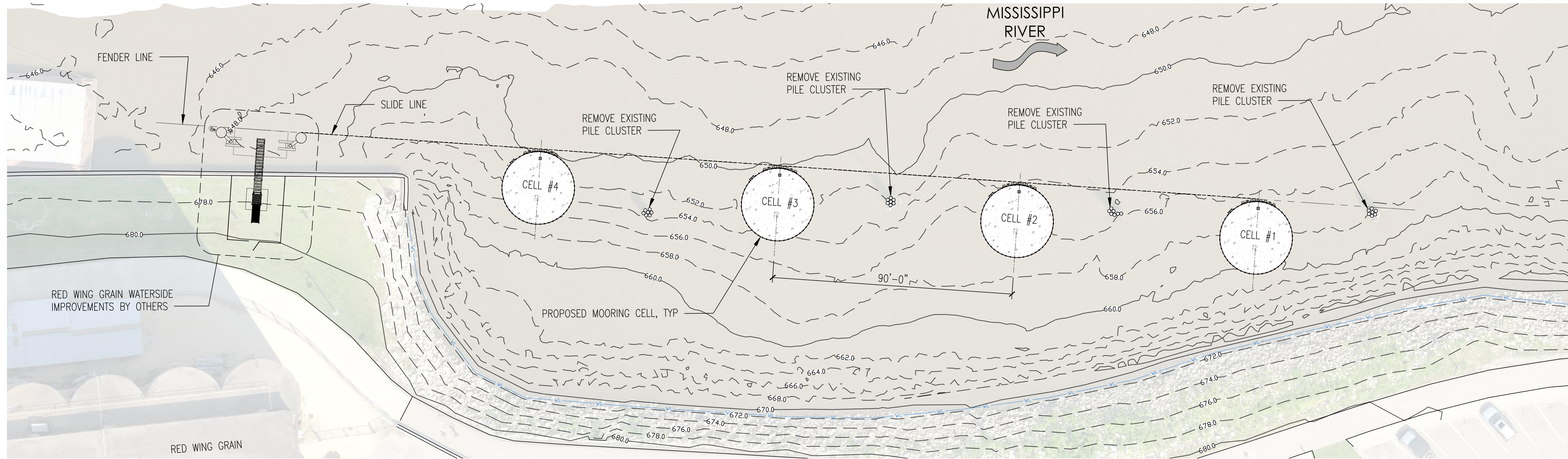
Approximate GPS Coordinates of Mooring Cluster #1: 44.566181, -92.539656

Approximate GPS Coordinates of Mooring Cluster #2: 44.566292, -92.539348

Approximate GPS Coordinates of Mooring Cluster #3: 44.566386, -92.539028

Approximate GPS Coordinates of Mooring Cluster #4: 44.566509, -92.538703





1 SITE PLAN
 EX1 1" = 15'-0"



KEY

- XXX — MAJOR CONTOUR
- - - XXX - - - MINOR CONTOUR

1. BATHYMETRIC SURVEY INFORMATION DEPICTED ON THIS PLAN REPRESENTS THE RESULTS OF A SURVEY PERFORMED ON MAY 14TH, 2024 AND CAN ONLY BE CONSIDERED AS INDICATIVE OF GENERAL CONDITIONS PRESENT AT THAT TIME.

I HEREBY CERTIFY THAT THE PERSON SIGNING THIS DOCUMENT IS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
 NAME: [Redacted]
 LICENSE NO.: [Redacted]
 I AM NOT A PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
 NAME: [Redacted]
 LICENSE NO.: [Redacted]

DATE	REV.	DESCRIPTION	REV. BY

CITY OF RED WING
 BARGE MOORING CELLS
 RED WING, MINNESOTA
 SITE PLAN

JOB No: 251125
 DATE:
 DRAWN BY: MTL
 DESIGNED BY: OJW

SHEET:
EX1



TO: Red Wing Port Authority Board

FROM: Kyle Klatt, Community Development Director

Agenda Item No.: 9.E – Adoption of 2026-2030 Port Authority Strategic Plan

Meeting Date: April 7, 2025

ACTION REQUESTED:

Motion to approve the 2026 Port Authority Strategic Plan Chart of Strategies and Actions for 2026 and Beyond.

ATTACHMENTS:

1. Port Authority 2026-2030 Strategic Plan – Final Draft Chart
2. Report Card on 2025 Strategic Plan Accomplishments

BACKGROUND:

The Port Authority approved its 2025 Strategic Plan in April of 2025. Staff is proposing an updated plan for 2026 that incorporates feedback from the Board at its annual workshop meeting and subsequent future planning discussions.

DISCUSSION:

At its annual workshop held on March 2nd, the Port Board reviewed accomplishments during 2025 that related to the strategic actions identified in the Strategic Plan, which are included as an attachment to this report. During the workshop, Staff also proposed some additional new goals for 2026 and beyond based on previous discussions with the Board. Staff has used this feedback to draft an updated plan that also removes those items that have been accomplished over the past year. Some of the work plan items have been updated to reflect progress made to date. Please also note that staff has prepared the draft plan using the template developed by the City Council for all the City's boards and commissions and further revised by the Port to better account for the progress being made (or not made) on each item. The format of the document is intended to reflect a clearly organized, concise and achievable plan and is intended to follow the Board's desire to refocus its strategic plan on the Port's overall values and mission statement.

Since the Port Authority last discussed the plan, staff has made the following revisions:

- Added new actions under “Housing Support” associated with the Jefferson School property concerning Port acquisition of the property and the future selection of a developer to redevelop the site into housing or another use that support economic development in the community.
- Updated items under “Industrial Land Development” to reflect action items associated with the former Central Research site to prepare the property for future development, including replatting and preliminary steps pertaining to a potential new TIF district.
- Modified some of the existing wording in the branding and marketing actions to reflect the ongoing work of the marketing committee.
- Added a new action to draft a Port Waterway Development Plan under the “Waterways and Port Development” strategy.
- Updated actions under “Economic Development Planning and Process Improvements” to reflect progress made under the DEED Office of Energy Transition Grant.
- Removed items that were completed in 2025.
- Made minor updates where appropriate throughout the document to reflect progress made in 2025 or to add updates based on recent discussions with the Port Authority.

Staff is asking the Board to review the final draft of the 2026-2030 Strategic Plan strategies. If approved by the Port Authority, staff will compile a final report that includes the updated chart.

RECOMMENDATION:

Staff recommends the action noted above in “Action Requested”.

Port Authority 5-Year Plan: 2026-2030 (NEW FOR 2026)

Status: Proceeding/No Issues (Green); Needs Attention (Red); No Activity (Yellow); Complete (Blue); New (Blank)

Strategies	Actions	Year	Budget	Staff Time	Equity	Strategic Plan	2040 Plan	Status
Industrial Land Development	(A) Replat the former Central Research property consistent with the MOU with MnDOT.	2026	\$\$	Medium		24	4.D.	
	(B) Demolish former Central Research building at Highway 19/61 site.	2026	SSS	Large		24	4.D.	
	(C) Develop framework for creation of a TIF District on the former Central Research site.							
	(D) Conduct workshop session with City Council to provide direction on future goals and strategies to develop the Highway 19/61 site.	2026	\$\$\$	Medium		24	4.D.	
Downtown and West End	(E) Acquire property behind former Buer Built Building for future parking expansion if needed to support redevelopment activity in the area.	2027	\$\$\$\$	Large	5	24	4.B. 4.C.	
	(F) Execute TIF Agreement for potential public assistance for the Fleischmann Maltery redevelopment project.	2026	\$\$	Large				

Strategies	Actions	Year	Budget	Staff Time	Equity	Strategic Plan	2040 Plan	Status
	(G) Work with a private developer to demolish the former malting building at 110 Broad Street.	2026	\$	Large				
	(H) Determine the role of the Port Authority for identifying and moving forward with a preferred redevelopment option for the former Bauer Built site.	2026	\$\$\$\$	Large	5	24	4.A. 4.B. 4.C.	
	(I) Provide support to the City Council if a proposed dispensary use and City-led redevelopment effort moves forward.	2026						
Business Support	(J) Evaluate the goals and objectives of business retention and expansion visits and review the reporting and follow-up procedures for these visits.	Ongoing	\$	Large				
	(K) Conduct at least two business retention and expansion visits per month; provide updates to the Board on business activity and concerns.	2026						

	(L) Expand the technical assistance grant program to include other barriers to development (i.e. environmental or archaeological studies).	2026	\$	Medium				
Housing Support	(M) Identify a site for a potential HRA and Three Rivers Community Action project to bring a housing tax credit development to Red Wing.	2026	\$\$	Medium				
	(N) Define the role the Port Authority will play in addressing the City's housing challenges.	2026	\$	Small				
	(O) Complete acquisition of the Jefferson School site.	2026	\$	Large				
	(P) Conduct an RFP process to select a developer to redevelop the former Jefferson School building into housing or other use that supports economic development.	2026	\$	Large				
Waterways and Port Development	(Q) Little River Bulkhead – complete preliminary construction reviews and bid project for late 2025 construction start.	2026	\$\$\$\$	Large	5	35 28	6.A.1. 6.B.2. 6.D.1.	

	(R) Draft grant applications for new port development projects: Little River Sediment Control, Riverboat Mooring Cluster, Levee Dock Improvements, Upper Bulkhead Improvements.	2027	\$\$\$	Large					
	(S) Red Wing Grain Mooring Clusters – complete preliminary construction reviews and bid project for late 2025 construction	2026	\$\$\$\$	Large	5	35 28	6.A.1. 6.B.2. 6.D.1.		
	(T) Draft a Port Waterway Development Plan using DEED funding through the Office of Energy Transition grant.	2026	\$\$\$\$	Large					
Economic Development Planning and Process Improvements	(U) Select one or more consultants to work remaining initiatives identified in the City’s DEED Energy Transition Grant: Port Waterway Development Planning and Orderly Annexation Planning.	2026	\$\$\$	Medium					
	(V) Participate in the drafting of a land feasibility analysis being funded by a DEED Office of Energy Transition Grant.	2026	\$\$\$\$	Large					

	(W) Participate in the drafting of a long-range financial analysis being funded by a DEED Office of Energy Transition Grant.	2026	\$\$\$	Large				
Branding and Marketing	(X) Develop a brand marketing strategy for the Port Authority (with a refocus on its economic development mission)	2026	\$\$\$	Medium	5	24 28 35	4.C 6.B. 6.D.1	
	(Y) Determine the key economic development partners and resources necessary to develop a marketing plan.	2026	\$	Medium				
	(Z) Work with local economic development partners to develop a marketing plan to bring more visitors, new residents, and businesses to Red Wing that is aligned with the brand strategy.	2026-2027	\$\$\$\$	Medium	5	24 28 35	4.C 6.B. 6.D.1	
Staffing	(AA) Define and execute strategies for reducing staff workload (contract for some services).	2026	\$	Medium		70	9.B.	
	(BB) Add additional support for Port staff.	2026	\$	None	2	75	9.B.	

Smaller Wins	(CC) Develop a plan for public parking and wayfinding signage in downtown Red Wing.	2026	\$\$	Medium				
	(DD) Reevaluate the Sign and Awning and Public Relations grant programs to streamline, outsource, or sunset these programs.	2026	\$\$	Medium	5	12	9.A.2.	

Port Authority 5-Year Plan: 2025-2029 (UPDATED MAR 2026)

Status: Proceeding/No Issues (Green); Needs Attention (Red); No Activity (Yellow); Complete (Blue)

Strategies	Actions	Status Report – March 2026
Industrial Land Development	(A) Enter MOU with MnDOT and replat Highway 19/61 property.	MnDOT submitted a letter to the City dated November 10, 2025 that serves as a Memorandum of Understanding between MnDOT District 6 and the City of Red Wing for future access opening, replatting of land, and conveyance of property located in the southwest quadrant of US Highway 61 and MN Trunk Highway 19. The MOU will allow mid-block access to the site and allow for future replatting that will increase the buildable area while creating a uniform right-of-way boundary with Hwy 19. Approval of a new plat for the property will be a new 2026 work plan item and will be considered after demolition of the current building on the property.
	(B) Execute loan agreement with MnDEED for building demolition at Highway 19/61 site.	The City of Red Wing executed a loan agreement with MN DEED on October 27, 2025 to providing financing for demolition of the former Central Research building. The City also approved an abatement bond on the same date to provide the necessary security for the loan.
	(C) Demolish former Central Research building at Highway 19/61 site.	The Red Wing City Council accepted a low bid from a contractor to demolish the building in early 2026. The demolition work is expected to commence in March with site clearing work completed by the middle of 2026.
	(D) Conduct workshop session with City Council to provide direction on future goals and strategies to develop the Highway 19/61 site.	To be included in the Port’s 2026 work plan.
Downtown and West End	(E) Acquire property behind former Buer Built Building for future parking expansion if needed to support redevelopment activity in the area.	The Port Authority has been waiting for the City Council to determine how it intends to proceed with future redevelopment or sale of the former Bauer Built site. The City Council is currently considering improving the building as a public project and leasing space to the Prairie Island Indian Community to operate a cannabis dispensary from a portion the building. Additional direction will be necessary from the Council before the Port can move forward with a project to expand parking in the area.

Strategies	Actions	Status Report – March 2026
	(F) Execute TIF Agreement for potential public assistance for the Fleischmann Maltery redevelopment project.	The City Council created TIF District 9-3 on February 20, 2025, which included the Maltery site in addition to four other properties in downtown Red Wing. Separate TIF agreements for the other sites were approved in April of 2025; the TIF agreement for the Maltery project is expected to be completed in April of 2026.
	(G) Complete EAW and land use reviews to support redevelopment of the Fleischmann Maltery property.	The City Council completed the Environmental Assessment Worksheet review process in early 2025 with the adoption of findings that there was no need to perform an EIS for the project. The City provided comments to reviewing agencies and completed a Phase 1A Archaeological Assessment of the property in response to these comments. As part of its response to the EAW comments, the City also prepared a Suitable Course of Action for demolition of the building, hired a photographer to create a photographic archive of the site, and drafted an Archeological monitoring plan that will need to be considered during site disturbance activity.
	(H) Work with a private developer to demolish the former malting building at 110 Broad Street.	Demolition of the Maltery building is being funded partly through a redevelopment grant from MN DEED. Due of the length environmental review process and complexity of the project, the City has requested an extension of the start date for demolition work. Demolition the building will start in May 2026 and be completed by August of 2026.
	(I) Support redevelopment of the former Associated Bank building and conversion to apartment and retail uses.	Construction work on the building was completed in early 2025. The City approved a modification of the TIF Agreement for the project to allow the conversion of eight units into condominiums while retaining 19 rental units. Both commercial spaces are now occupied.
	(J) Determine the role of the Port Authority for identifying and moving forward with a preferred redevelopment option for the former Bauer Built site.	The Port Authority informed the City Council that it is waiting for further direction before proceeding with any further redevelopment activities on the site. The Port has previously completed a building assessment that will be helpful to determine maintenance needs in the future.

Strategies	Actions	Status Report – March 2026
	(K) Provide support to the City Council if a proposed dispensary use and City-led redevelopment effort moves forward.	If the City Council moves forward with a City-led redevelopment effort, the Port Authority’s role will need to be determined. The Port may be asked to lead an effort to find tenants for available commercial space in the building.
Business Support	(L) Create a new downtown revolving loan fund partnering with Downtown Main Street, local banks, and the downtown philanthropic collaborative with a target funding of \$1 million.	The Port Authority moved monies from its redevelopment funds and the downtown investment fund to increase the available funds in the downtown revolving loan fund to \$250,000. The Port also partnered with local banks to create a working capital loan program that provides these banks with a limited guarantee from the Port Authority for lines of credit targeted at new businesses. Projects may be also eligible for assistance from the Downtown Philanthropic Collaborative, which continues to meet on a regular basis with the Port’s Strategic Committee.
	(M) Evaluate the goals and objectives of business retention and expansion visits and review the reporting and follow-up procedures for these visits.	The board received updates in 2025 for the visits that were scheduled as noted below. This item will be carried forward into 2026.
	(N) Conduct at least two business retention and expansion visits per month; provide updates to the Board on business activity and concerns.	Staff conducted two business retention visits in 2025 and shared reports for these visits with the Port Authority. Staff did not track visits with businesses that occurred outside of the formal retention visit process. Staff met with several local businesses seeking assistance for expansion or improvement projects.
	(O) Expand the technical assistance grant program to include other barriers to development (i.e. environmental or archaeological studies).	The Port Authority extended the technical assistance grant program for 2025 but did not make any amendments to the program. Staff is recommending that a review of the program for expansion into other areas and for other purposes be conducted in 2026.

Strategies	Actions	Status Report – March 2026
Housing Support	(P) Participate in a housing summit to investigate ways to promote more housing in the community; identify and partner with local organizations (Red Wing HRA and City Planning) to lead the event. Review and comment on a Red Wing specific housing study to support this effort.	A Red Wing Housing Study was completed in May of 2025. The Port Authority and Housing and Redevelopment Authority conducted a joint workshop on July 8, 2025 to review and discuss the results of the study. Members of the Port Authority and staff attended the 2025 Red Wing Housing Summit in October of 2025 – the City Council has taken direction from the summit to prepare its annual work plan.
	(Q) Identify a site for a potential HRA and Three Rivers Community Action project to bring a housing tax credit development to Red Wing.	Three Rivers Community Action has indicated that it would reconsider an affordable housing project in Red Wing on a site that was zoned for a multi-family project. One of the exercises at the 2025 Housing Summit encouraged participants to consider potential sites for future rezoning for multi-family development. The Planning Commission will be considering sites for rezoning to allow multi-family housing in early 2026.
	(R) Define the role the Port Authority will play in addressing the City’s housing challenges.	The Port has previously identified housing support as an important component in economic development. The Port also entered into an agreement with the Red Wing School District to purchase the former Jefferson School building with the goal of redeveloping the existing building into housing. The Port’s role in housing will be further considered in 2026 as the City works to implement the strategies discussed during the housing summit.
Waterways and Port Development	(S) Little River Bulkhead – complete preliminary construction reviews and bid project for late 2025 construction start.	The environmental review (NEPA) process for the Little River Bulkhead was substantially completed in 2025. During the preliminary engineering and design phase of the project, the consulting team determined that the existing dock wall was much more damaged than previously known. The project scope has been revised to completely rebuild this wall and reduce the overall length of the bulkhead. The project costs have increased due to these changes. Final plans are being prepared

Strategies	Actions	Status Report – March 2026
		and should be completed in 2026. Additional funding for the project has been included in the Port’s annual PDAP request.
	(T) Draft grant applications for new port development projects: Little River Sediment Control, Riverboat Mooring Cluster, Levee Dock Improvements, Upper Bulkhead Improvements.	With the two current port development projects continuing into 2026, staff has not applied for additional federal funding for new projects. The additional projects are included in ongoing request for state funding through the Minnesota Ports Association.
	(U) Red Wing Grain Mooring Clusters – complete preliminary construction reviews and bid project for late 2025 construction	The environmental review (NEPA) process for the mooring clusters was substantially completed in 2025. The project consultants continue to work on preparing construction plans for the proposed work. The project will likely be ready for bidding later in 2026.
Economic Development Planning and Process Improvements	(V) Select one or more consultants to work on economic development planning initiatives identified in the City’s DEED Energy Transition Grant.	The City of Red Wing executed contracts with two consultants in 2025 to complete two components of this planning work. Northland Securities will be preparing a long-range financial analysis for the City and NEOO Partners will be working on a Land Feasibility Analysis. Both studies will be completed by the end of 2026.
	(W) Draft economic development plans and studies using DEED grant assistance with the following areas of focus: land development analysis, long range financial strategy, port waterway plan, orderly annexation plan.	With the execution of contracts for two of the focus areas, this work will progress through 2026. The Port Waterway Plan and Orderly Annexation Plan will commence later in the year.

Strategies	Actions	Status Report – March 2026
	(X) Develop strategic process improvements working with Koliso.	A large portion of the Port Authority’s annual workshop in early 2025 was led by an outside consultant and devoted to understanding areas of strategic improvements for the board and staff. This was followed by a workshop in October focused on governance and interactive training with case examples, tools, and group discussion.
Branding and Marketing	(Y) Develop a brand marketing strategy for the Port Authority (with a refocus on its economic development mission)	The marketing committee met periodically in 2025 to discuss the Port’s marketing needs. Staff is recommending a two-pronged approach for future marketing work with an initial focus on the Port’s branding and messaging. Staff solicited proposals for this branding work in late 2025 and will provide an update along with its recommendation for hiring a consultant to the marketing committee in March of 2026.
	(Z) Work with local economic development partners to create a marketing initiative to bring more visitors, new residents, and businesses to Red Wing that is aligned with the brand strategy.	The second phase of the marketing work will commence upon the completion of the branding work described above. The Port Authority expanded membership in its marketing committee to include two at large members that do not need to be City residents.
Staffing	(AA) Define and execute strategies for reducing staff workload (contract for some services).	The Port Authority approved contracts with two consulting firms in 2025 to help staff better manage its workload. New History continue to provide assistance for redevelopment projects and Koliso has been assisting with organizational and management issues.
	(BB) Add additional support for Port staff.	This is a work item that should be carried forward into 2026. Staff anticipates having discussions with the new director for Red Wing Ignite about potential ways to better staff the reception area in the Community Development Building that could serve both Ignite and the Red Wing Port Authority.
Smaller Wins	(CC) Develop a funding plan and complete railroad crossing	The City worked with the Federal Railway Administration to determine the scope of work necessary to achieve a quiet zone through downtown Red Wing, which ultimately will require less work than originally anticipated by the City. The required

Strategies	Actions	Status Report – March 2026
	improvements to establish a whistle-free zone in downtown Red Wing	work within the Jackson Street right-of-way will be performed in 2026 using funds set aside in the City’s Capital Improvement Program. This work will be completed in the Spring of 2026 at which time the City will be able to implement the quiet zone.
	(DD) Develop a plan for public parking and wayfinding signage in downtown Red Wing.	The City hired a sign company at the end of 2025 to develop a plan for signage and wayfinding for public ramps and lots in downtown Red Wing. This work will be completed in early 2026, with sign fabrication and installation happening later in the year.
	(EE) Reevaluate the Sign and Awning and Public Relations grant programs to streamline, outsource, or sunset these programs.	The Port Authority decided to discontinue the public relations grant program in 2025. The board also made amendments in 2025 to the sign and awning program to increase the maximum amount an individual award to \$5,000 and require additional documentation to meet the program requirements.

Potential New Actions for 2026 - to be Discussed at the March 2, 2026 Annual Workshop

- Complete acquisition of Jefferson School and conduct an RFP process to promote redevelopment of the building for housing or other use that supports economic development. Transfer the property to a builder for redevelopment.
- Replat the former Central Research property to realign the Highway 19 right-of-way line consistent with the executed MOU with MnDOT. Review a potential replat for adherence to TIF eligibility requirements.
- Move forward with the marketing and branding initiative by hiring a branding consultant. Determine resources necessary to develop a marketing plan once the branding study is complete.
- Expand the technical assistance program (for archeological or environmental studies).
- Seek grant funding for new port development projects (Little River Sediment Control, Riverboat Mooring Cluster, Levee Dock Improvements, and Upper Harbor Bulkhead Improvements)
- Hire a consultant to work on a Port Waterway Development plan with DEED funding through the Office of Energy Transition grant.
- Others based on workshop discussion...



TO: Red Wing Port Authority Board
FROM: Kyle Klatt, Director
Agenda Item No.: 9.A. Community Development Director's Report
Meeting Date: April 7, 2026

Red Wing Port Authority's Mission Statement

The Red Wing Port Authority is the primary leader for promoting economic and industrial development, together with identifying and coordinating redevelopment for the purpose of enhancing the tax base, promoting employment and contributing to the economic vitality and quality of life of the City of Red Wing.

Jefferson School

New History has completed the historical evaluation required to determine if the site will qualify for inclusion on the National Register of Historic Places. The report was submitted to the State Historic Preservation Office in early March, and initial feedback has been positive. New History will be making revisions based on the comments received, resubmit, and will continue with the review process. In addition, staff hired Braun Intertec to complete a hazardous materials assessment and Phase I Environmental Site Assessment and Johnson Scofield to prepare an ALTA survey of the site. This work is intended to provide further information to assist the Port Authority in deciding whether to move forward with the purchase and will be crucial to complete prior to moving forward with any redevelopment activity and to share with potential developers.

New History has also been coordinating early outreach to over 10 local and regional developers to solicit feedback about their interest in and potential concerns about redeveloping the current building. These discussions will be helpful in developing a Request for Proposals (RPF) and understanding how to better position the request for a positive outcome. Staff will be working with New History to prepare an RFP and hope to have it completed and posted by the end of the month.

Fleischmann Maltery Redevelopment

Staff, working in conjunction with the developer, recently submitted a request for a second extension from the Minnesota Department of Employment and Economic Development concerning the start date for demolition work on the Maltery building at 110 Broad Street. As part of the request, the developer committed to a revised schedule that identifies June 10th as approximately start date for demolition activities. Staff is also working with the City's financial

consultant to prepare a TIF agreement for the site that is scheduled to be reviewed by the Port Authority at its May 5, 2026 meeting, with Council approval later in the month. Please note that the developer is requesting the majority of the potential TIF revenues remaining from the creation of TIF District 9-3 last year. Approval of final building plans for the site is expected to occur by the end of August.

Central Research Property Update

The demolition contractor completed asbestos removal last week and as of April 2nd has begun demolition of the main building. Demolition and site restoration work is expected to continue over the next few weeks. The City Council adopted a resolution on March 23rd finding that the former Central Research building is structurally substandard. Taking this action prior to demolition of the building preserves the City's ability to use Tax Increment Financing in the future to help finance redevelopment activities on a portion of the site.



General Downtown Project Updates

The City's building inspections department has been busy over the last month reviewing updated plans and construction progress at the four sites within TIF district 9-3, including the Chief Theater, Boxrud, Eagle House, and Hallstrom's buildings. The Riverbend Floral Studio has relocated back to the former Hallstrom's building and is now operating there under a temporary occupancy permit. Work continues on the apartments on the second level of the building. Interior work also is progressing on the Chief Theater and Eagle House, both of which are expected to be finished by early summer. The owner of the Boxrud building has stated that he will be leasing space to a new restaurant in the space opened up by the relocation of the Riverbend Floral Studio. The restaurant will be called Josefina's Bistro and will focus on fresh ingredients to create Polynesian, Caribbean, and Central American flavors with a French technique. The restaurant was the winner of a recent Downtown Main Street challenge.

Former Bauer Built Redevelopment

An ad-hoc committee of the City Council continues to work with the Prairie Island Indian Community (PIIC) on a potential lease of the City-owned Bauer Built building to operate a cannabis dispensary in this location.

Downtown Parking Study Update

Staff has completed work on a signage plan for the City's public ramps and parking lots. The results of this work will be a consistent sign design for all City facilities and improved public awareness of public parking in and around downtown. Signs will be installed later this year pending the availability of funds in the Public Works Department's existing budget for facility signage.

Land Feasibility Analysis

The City contracted with NEOO Partners earlier this year to complete a land feasibility analysis as one of four separate planning efforts being funded through a grant from MN DEED through its Office of Energy Transition. They have begun work on the study which will include an evaluation of several key sites that may support future housing and employment growth in Red Wing. The study will review site constraints, market conditions, infrastructure needs, and potential development scenarios to inform future planning and investment decisions. Some members of the Port Authority participated in a stakeholder meeting on March 30th intended to gather preliminary feedback about the project and potential outcomes. The study is expected to be completed by the fall of 2026.

Marketing Committee

The marketing committee met on April 1st to discuss the potential hiring of a consultant to complete a Port Authority branding study. Staff received proposals from three firms to complete this work and shared their recommendation for a preferred candidate and proposal evaluations with the committee. The committee asked for further information on a potential second phase of the project to develop an overall marketing plan prior to hiring a branding consultant. Staff will be preparing a separate project overview document (using the SORTIE project outline developed with Kaliso last year) for the future marketing plan project and will review this document with the marketing committee at a meeting scheduled for later this month. If the marketing committee decides to move forward with the hiring of a branding consultant its recommendation will come before the Port Board for action at a future meeting.

Minnesota Ports Association Meeting (Shari)

On March 12th Red Wing, Duluth and St. Paul testified at the Senate Capital Investment Committee in support of the Port Development Assistance Funds, which are vital funds for our Ports aging infrastructure. Each port provided the committee members with an update on their projects and the importance of the PDAP Funds.

USG Interiors Visit (Shari)

The Port Manager recently visited with USG Interior's new plant manager Matt Cambell. The objective of the visit was to get an update on the \$20 million dollar investment they are making in their facility and to give USG an update on our Little River Bulkhead reconstruction project. USG Interiors is the largest customer for the bulkhead; they ship via barge coke and slag to our facility where it is then trucked to their facility south of Red Wing. USG is one of four facilities in the U.S. that produce mineral wool.

The facility has been located outside of Red Wing for approximately 60+ years. The update project consists of the replacement of one of their cupolas, which is about a five-month project with an additional month to work through the start-up process. USG employs 36 full-time employees, with three shifts.

Seven Springs Laundry

The Port Manager had the opportunity to tour the former Automated Equipment/RAM Building, which is now home to a professional laundry service for the hospitality industry.

Shari spoke with Joe McCurdy, owner of Seven Springs Laundry who she has been in contact with several times since he purchased the property in 2025. In early 2025, Port Authority staff worked with Xcel Energy to remove a barrier regarding cost upgrades for additional natural gas service to handle added load requirements; these upgrades were instrumental to opening their business in Red Wing.

As a reminder, in 2006 the Port Authority was instrumental in keeping Automated Equipment in Red Wing by providing the four new owners with a loan and state incentives.



Little River Bulkhead and Mooring Cluster Update

Shari will present a verbal update at the Port Board meeting.

Center for Rural Policy (See Attachment)

Each year, the Center for Rural Policy and Development provides an update on various economic and demographic data pertaining to rural Minnesota. As policy discussions concerning the various regions of the state unfold, it is important to understand the past, present and potential futures of rural regions. This report provides historical data points illustrating how rural conditions have changed.

Next Meeting. The next regular meeting of the Port Authority is scheduled for Tuesday, May 5, 2026, at 4:30 p.m.

Attachments:

- Report - State of Rural 2026



State of Rural 2026

MINNESOTA LEGISLATURE

MARCH 16TH, 2026

Who we are

The Center for Rural Policy and Development is a non-partisan, not-for-profit policy research organization dedicated to benefiting Minnesota by providing its policy makers with unbiased information and evaluation of issues from a rural perspective.

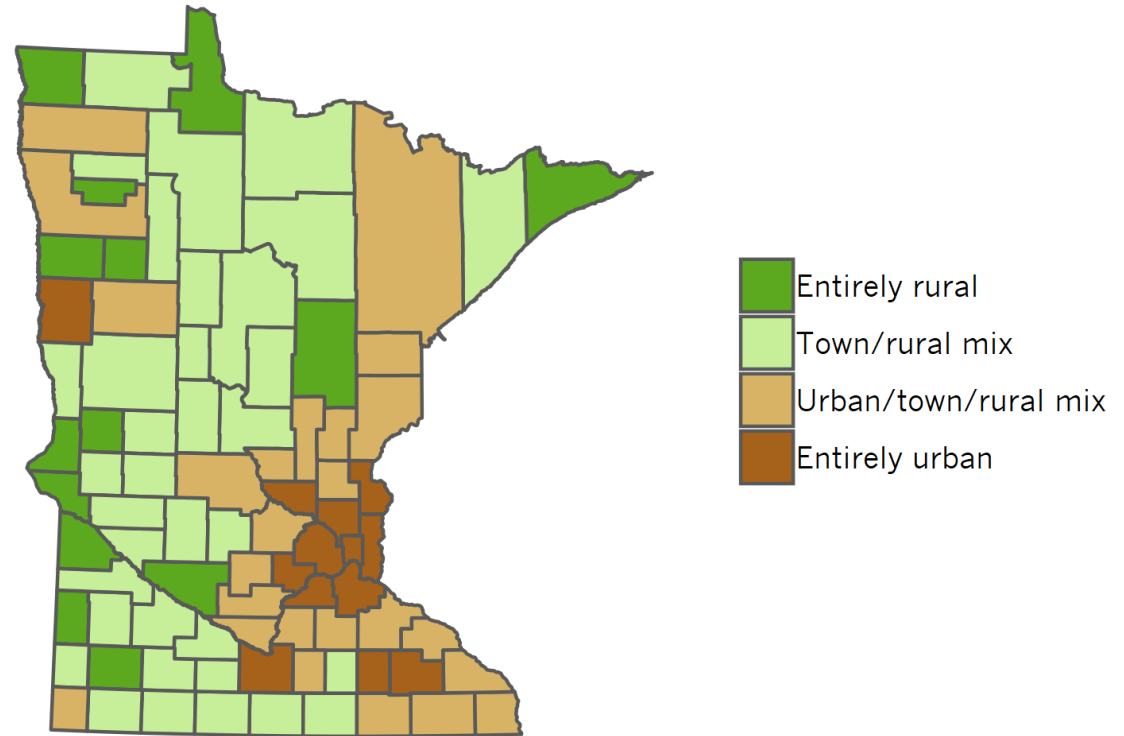


Defining rural

Throughout this presentation we will present information using four county groups developed by the Minnesota Demographic Center using USDA's Rural-Urban Commuting Area codes.

Grouping counties by "ruralness" and "urbanness" instead by location gives us another way to look at the state.

County categorizations based on rural-urban commuting areas



State of Rural - People

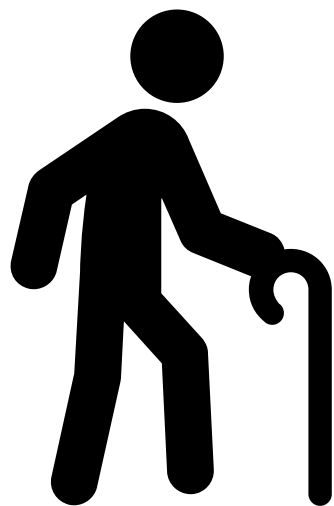
MINNESOTA LEGISLATURE

MARCH 16, 2026

Two components of population change

Natural Change
(Births – Deaths)

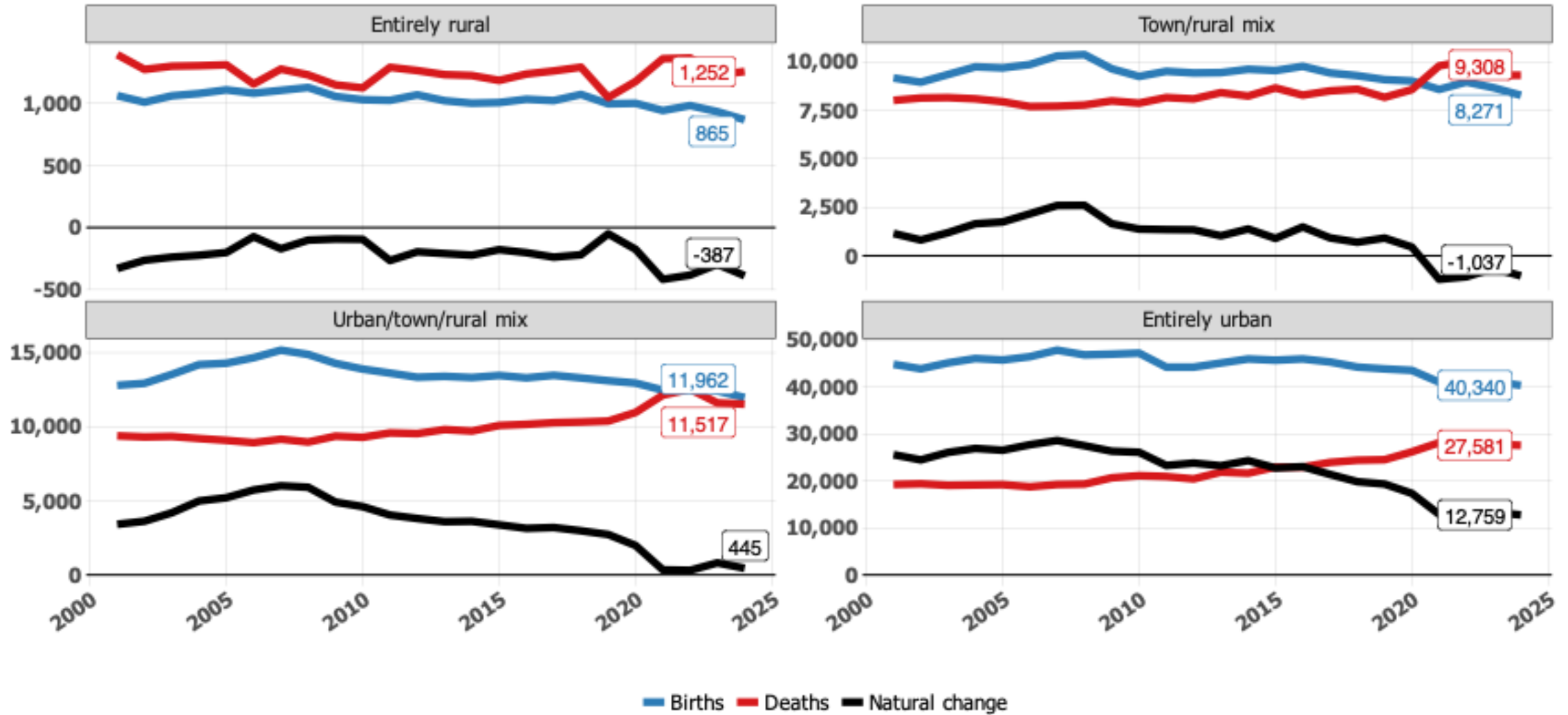
Migration Change
(In-migration –
Out-migration)



Aging populations impacting rural natural change

Components of natural population change

Rural areas are experiencing more deaths than births due to aging populations



U.S. Census Bureau - Population Estimates

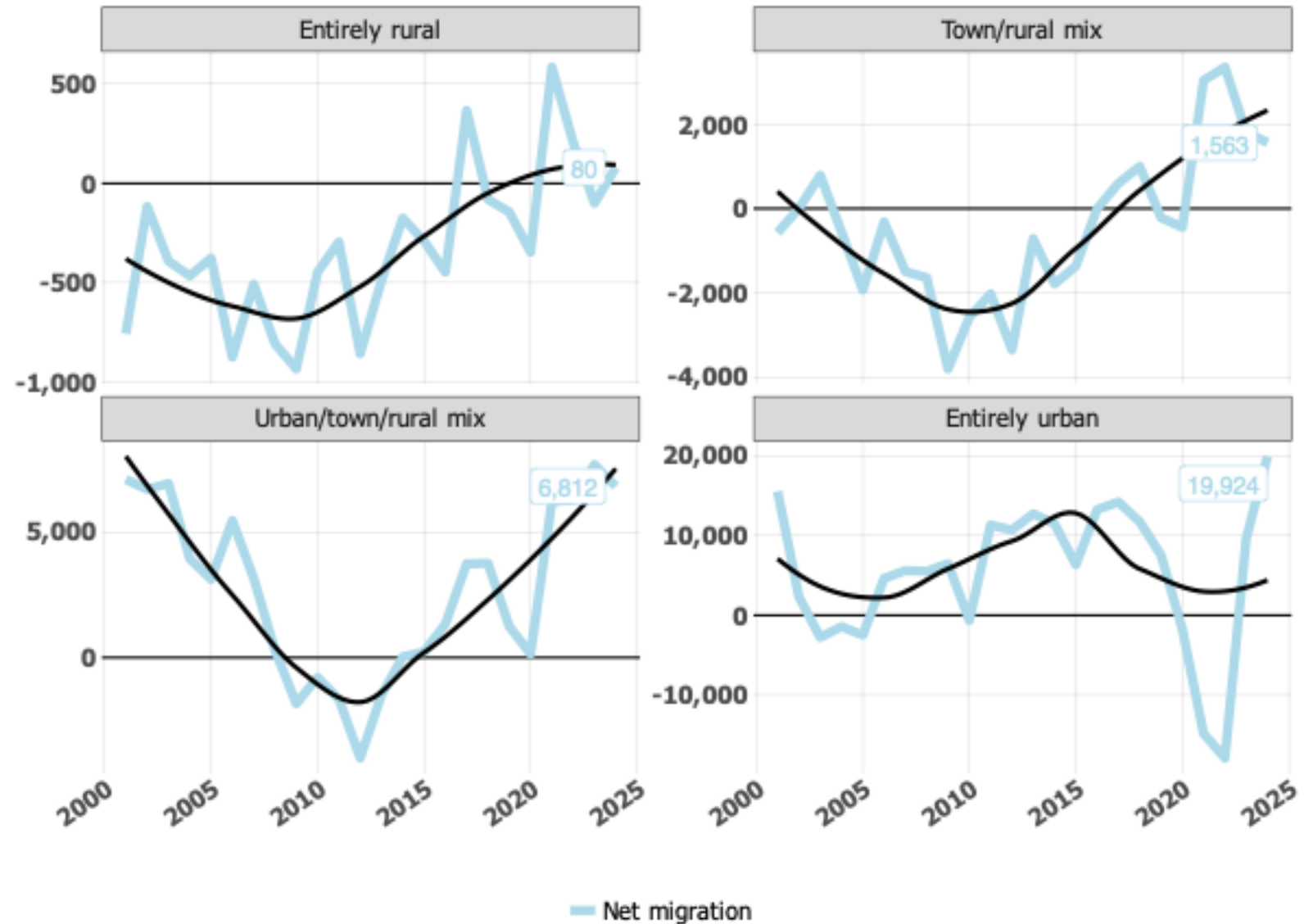
MIGRATION CHANGE

A major shift in migration over last few years.

Since 2017, rural counties have seen a reverse in their domestic migration trends. Throughout the 2010s, rural areas were experiencing a consistent domestic out-migration. By 2017, the trend was improving and rural areas were beginning to experience a domestic net in-migration. The opposite has been occurring in our most rural counties.

Net migration

Significant shifts in migration has resulted in a positive net migration.





International vs. Domestic Migration

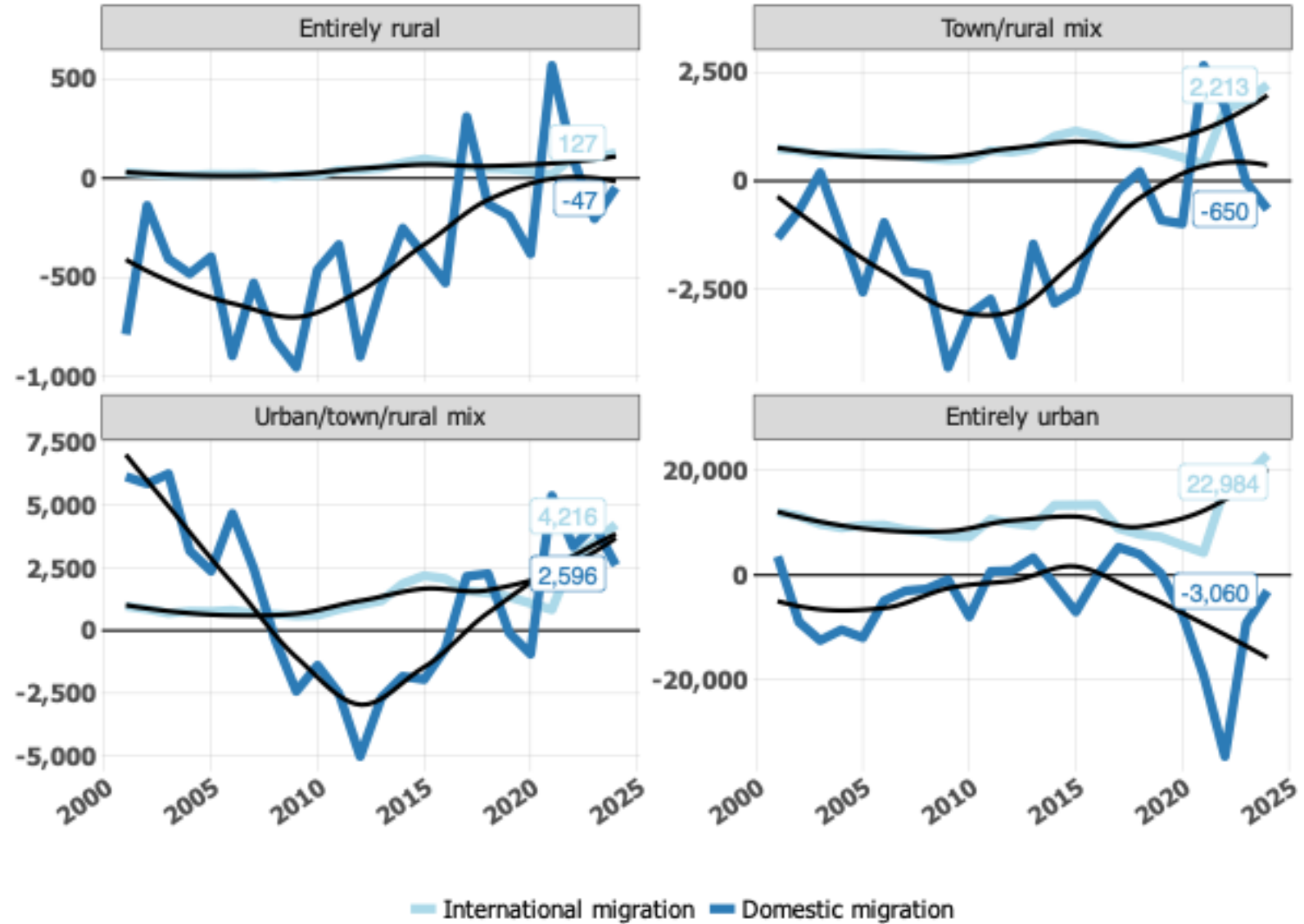
Domestic or International?

International migration has been positive since the early-2000s and continues to grow across Minnesota. For many areas, international migration has offset negative domestic migration.

However, domestic migration continues to improve across rural areas.

Components of migration change

International migration and improving domestic migration are positive trends in rural areas.



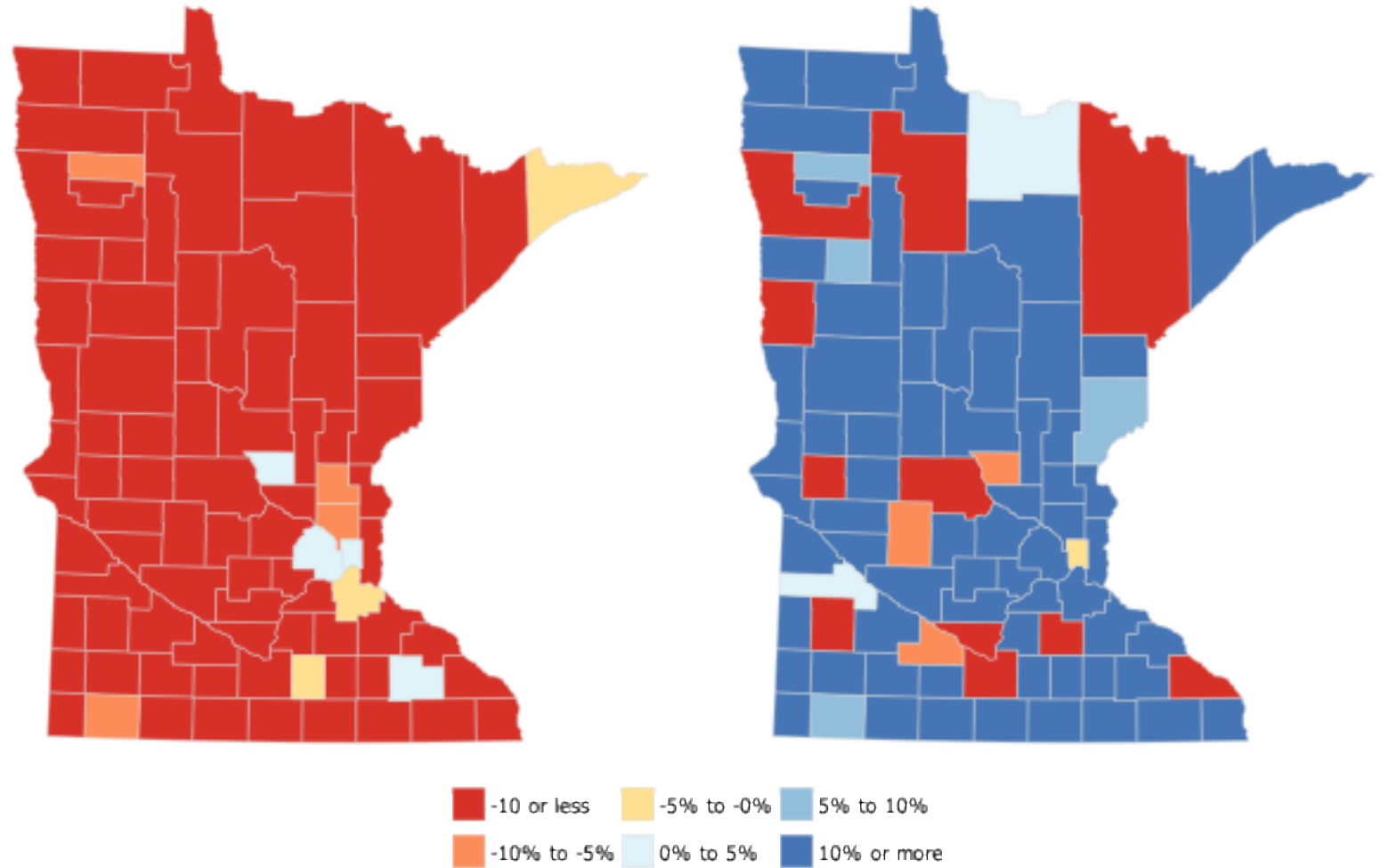
Who Is Moving?

Returning 30- to 49-year-olds

Almost all rural counties experienced an out-migration of people 25 to 29 years old between 2010 & 2020. However, at the same time, people in their early 30s were migrating into these same rural counties. This trend continues up through the 45-49 age cohort across all of rural Minnesota.

The difference between 15 to 19-year-olds in 2010 and 25 to 29-year-olds in 2020

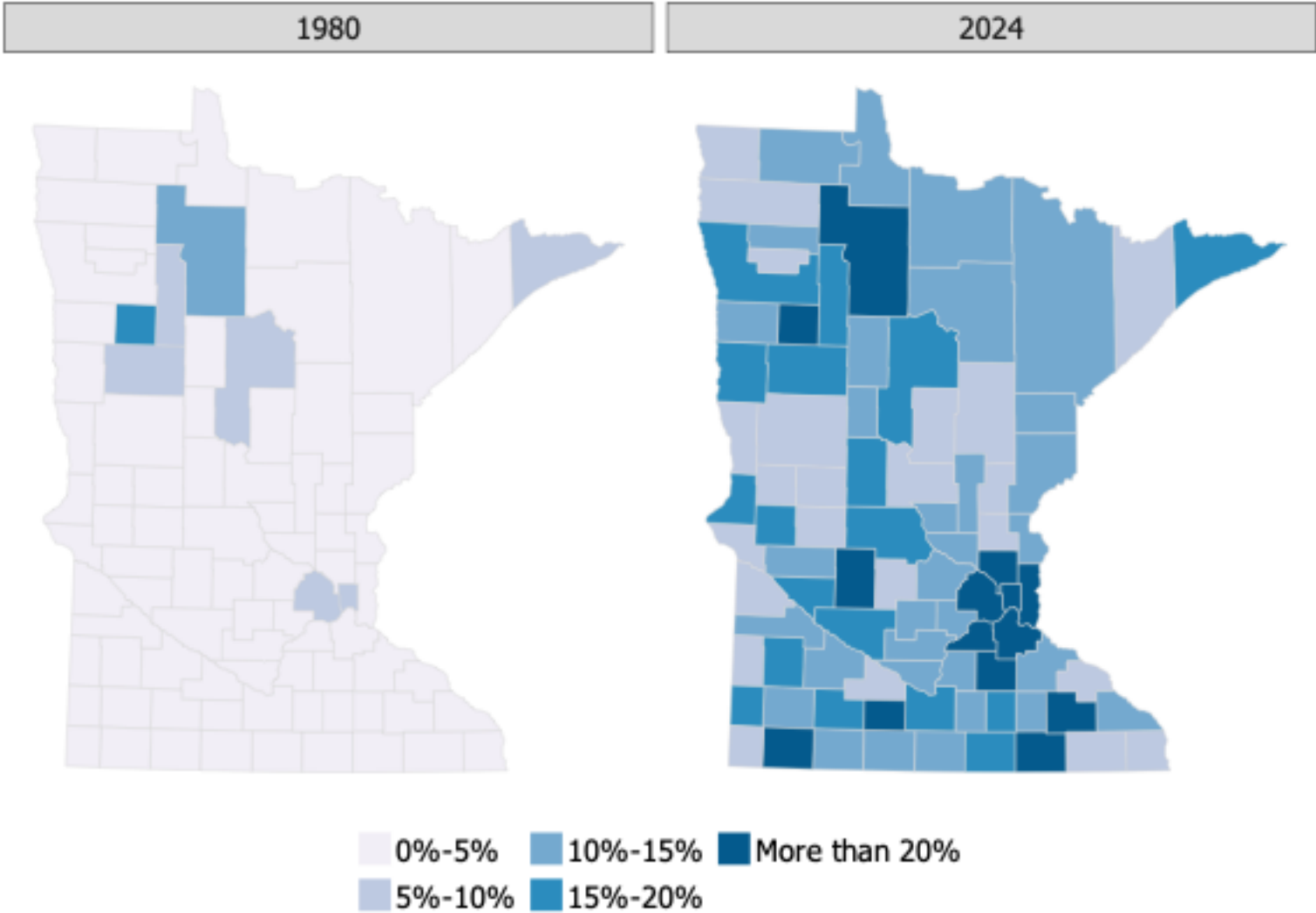
The difference between 20 to 24-year-olds in 2010 and 30 to 34-year-olds in 2020



Race & Ethnicity

Percent of population that is Black, Indigenous, Person of color, Latino or Hispanic

Much of Greater Minnesota has experienced growth in BIPOC populations.



Population Change

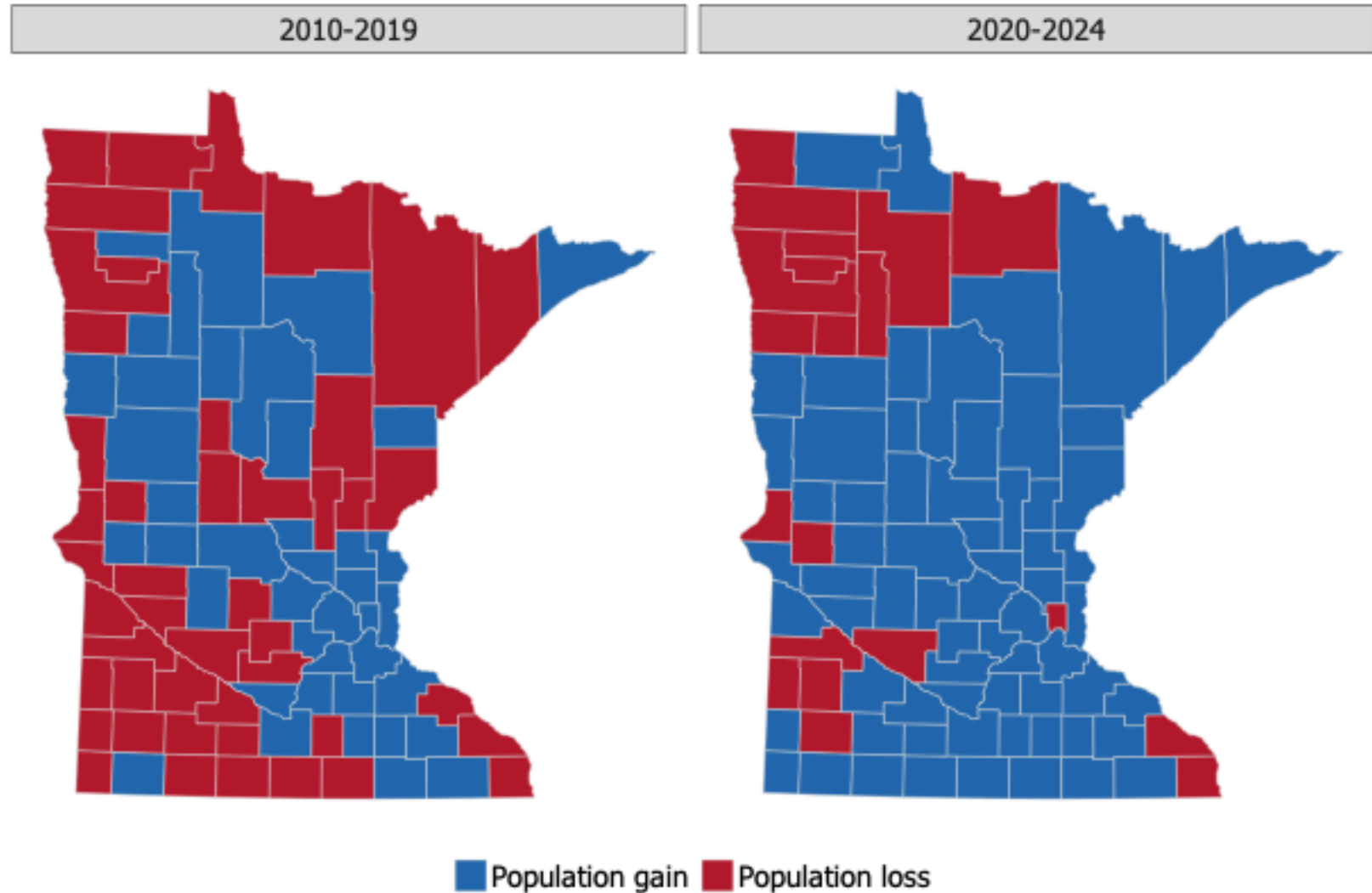
This decade has been good for rural areas so far

The changes in migration have positively impacted rural population numbers. Despite increasingly having more deaths than births, rural areas have been able to stave off population declines with more in-migration so far this decade.

In 2019, 46 counties (all rural) had a lower population than in 2010. So far this decade, only 20 counties have a lower population in 2024 than they did in 2020, and one of those counties is entirely urban (Ramsey).

Population gain or loss last decade compared to this decade

Many more rural counties experiencing populations gains this decade compared to last decade



State of Rural – Economic Vitality

MINNESOTA LEGISLATURE

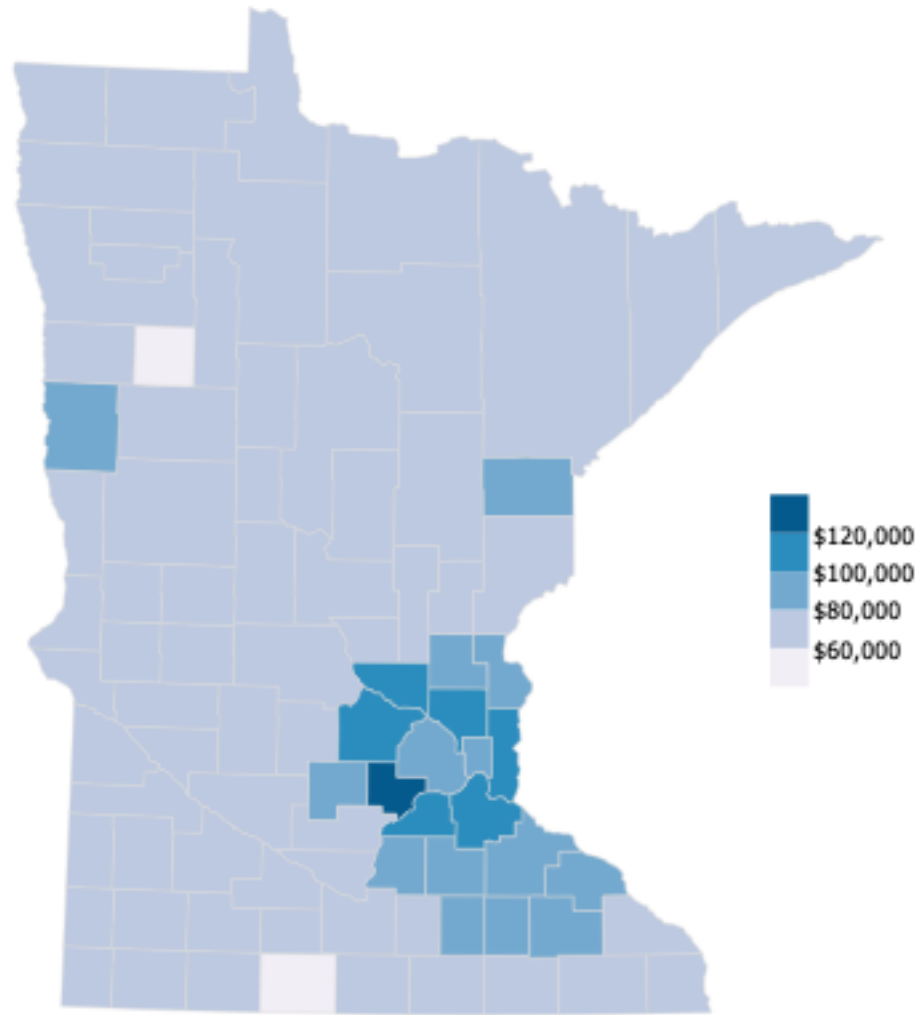
MARCH 16, 2026



Median Household Income

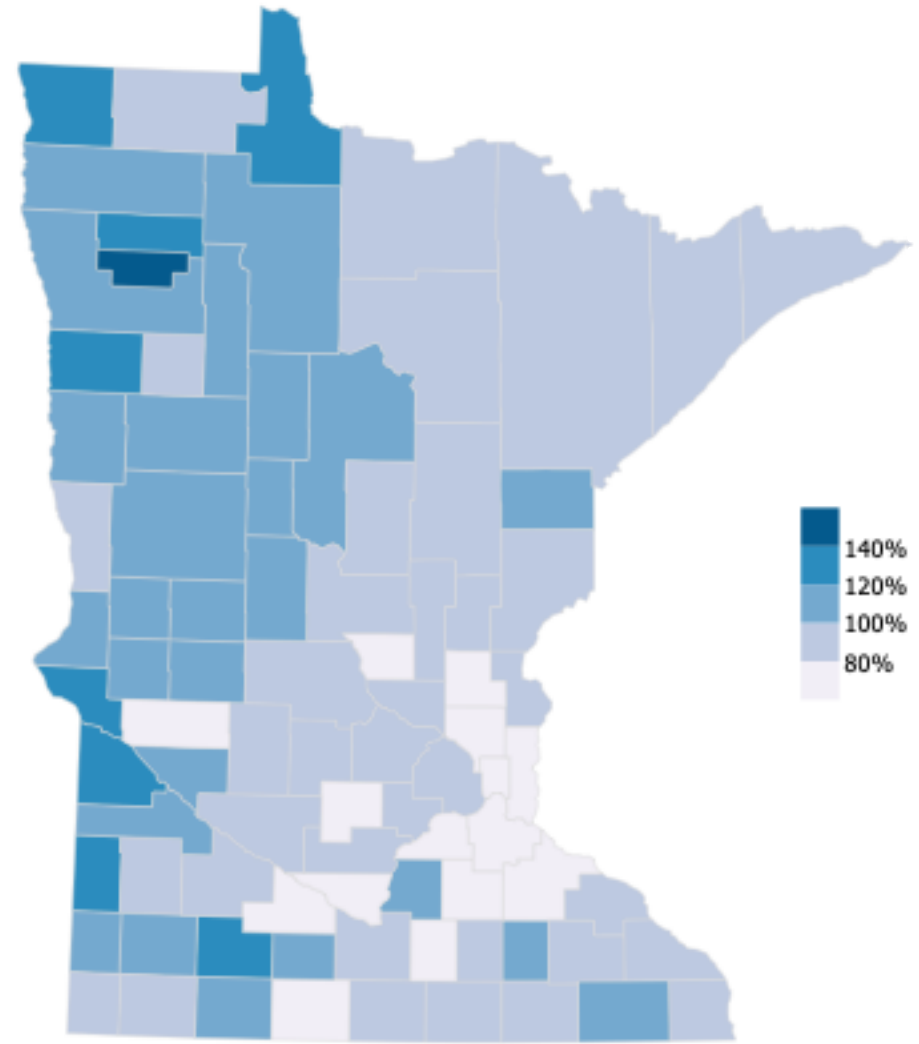
Median Household Income, 2024

The highest median household incomes are located in the state's major metropolitan areas.



Change in Median Household Income, 2000-2024

The largest change in median household occurred in Greater Minnesota.

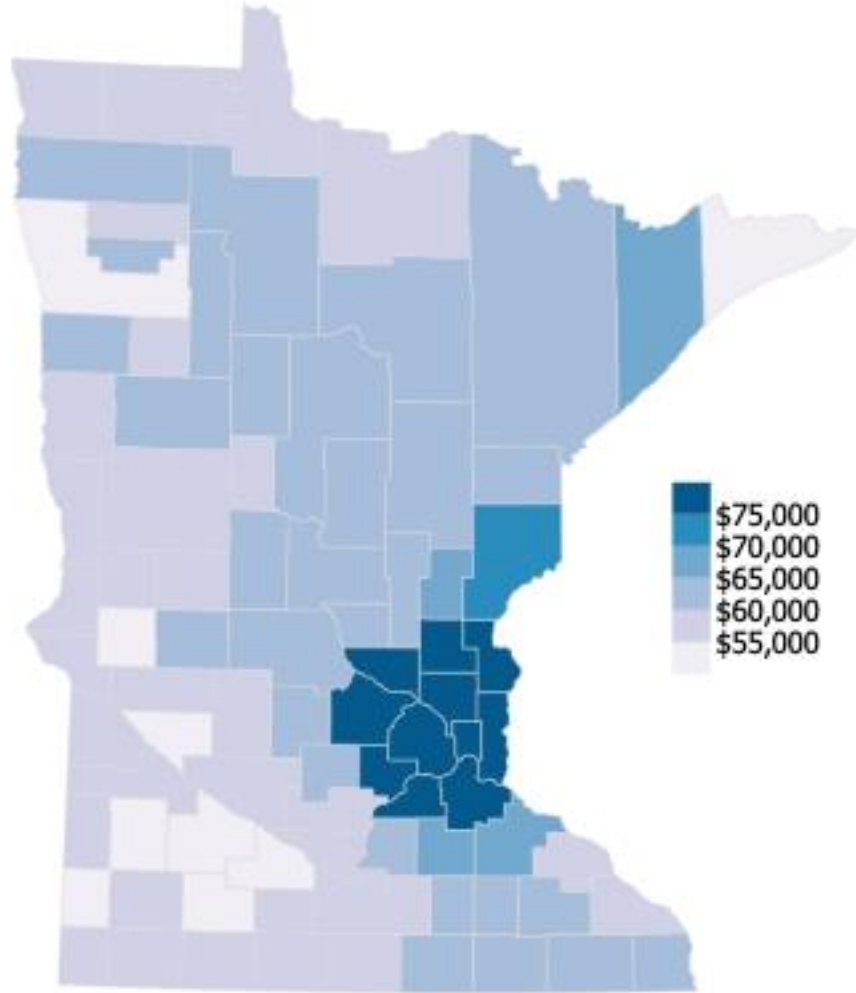




Cost of Living

Yearly Cost of Living, 2024

The cost of living in Greater Minnesota is about \$10,000 to \$20,000 less than the Seven County Metro



MN DEED - Cost of Living Calculator & QCEW

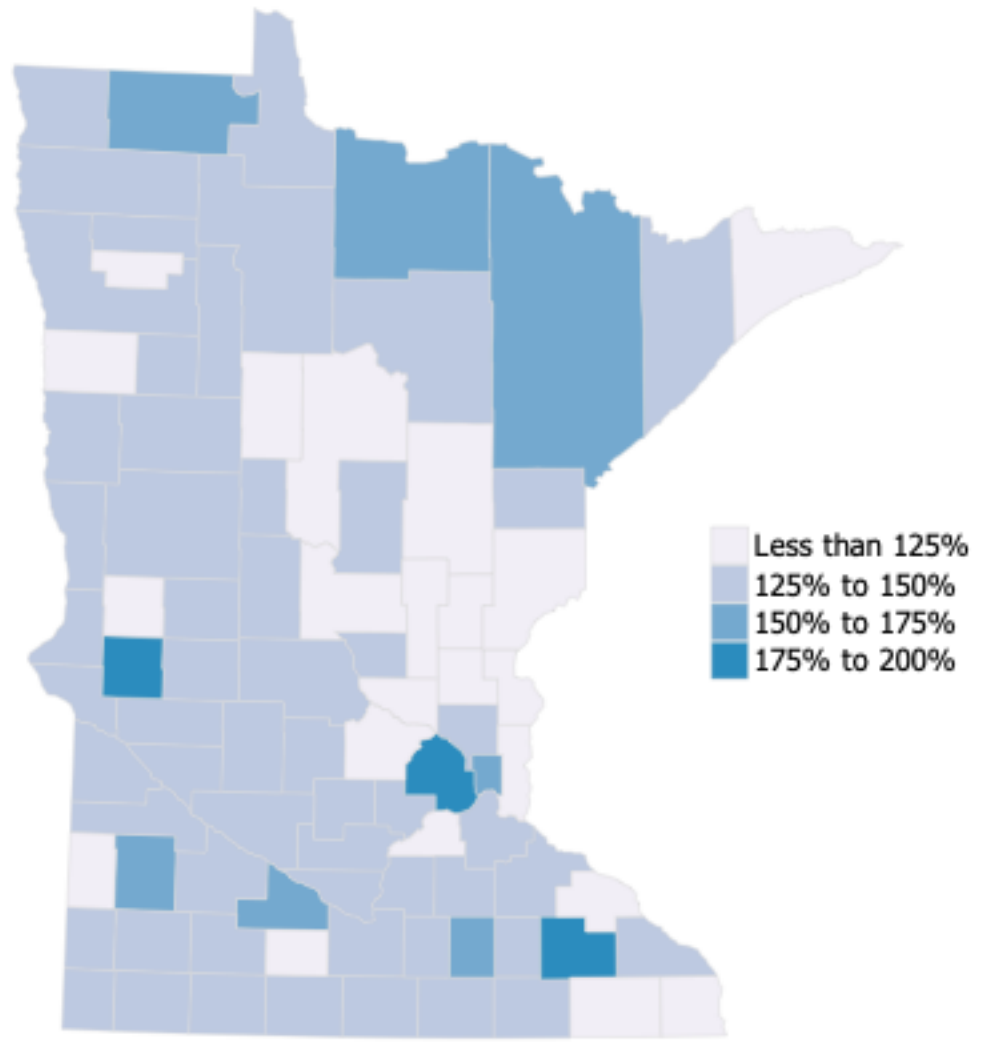
Cost of Living

Wages may be lower, but so is the cost of living

MN DEED's cost of living calculator assumes a three-person household, one person working full-time and another working part-time with one child needing childcare.

Although rural areas tend to have significantly lower wages, the lower cost of living can sometimes make up the difference. However, that isn't necessarily the case in the central lakes region and north of the seven county metro.

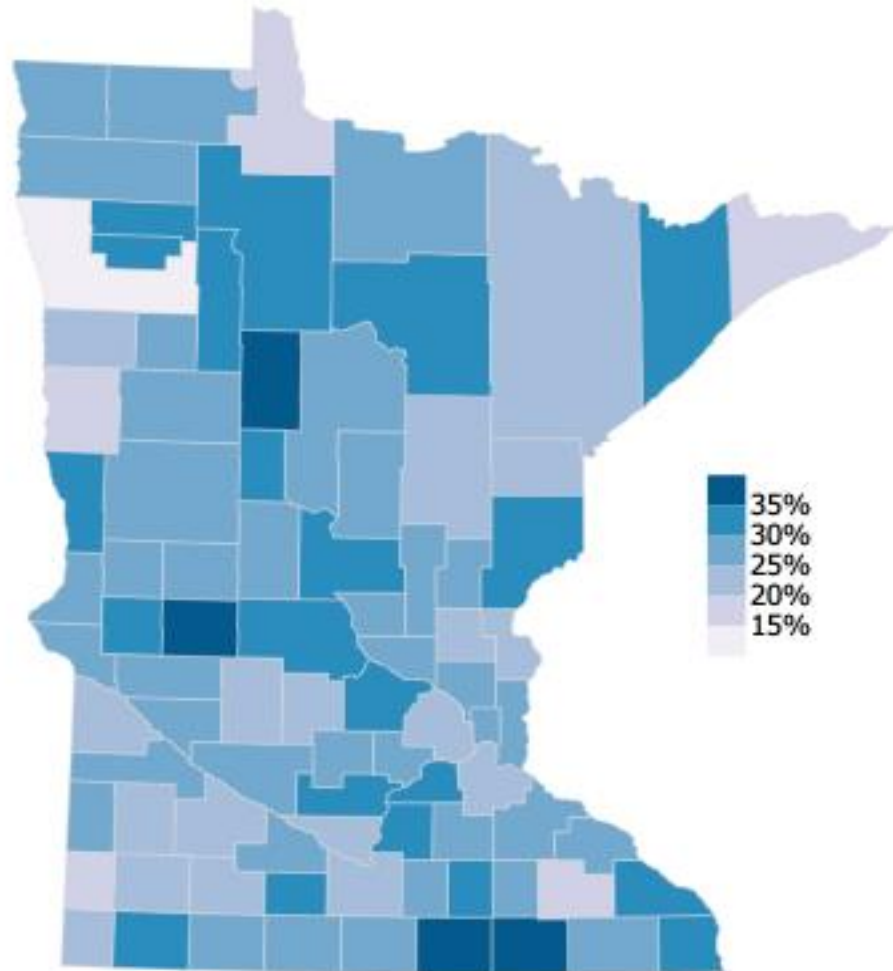
Median wages as a percent of the cost of living, 2024



MN DEED - Cost of Living Calculator & QCEW

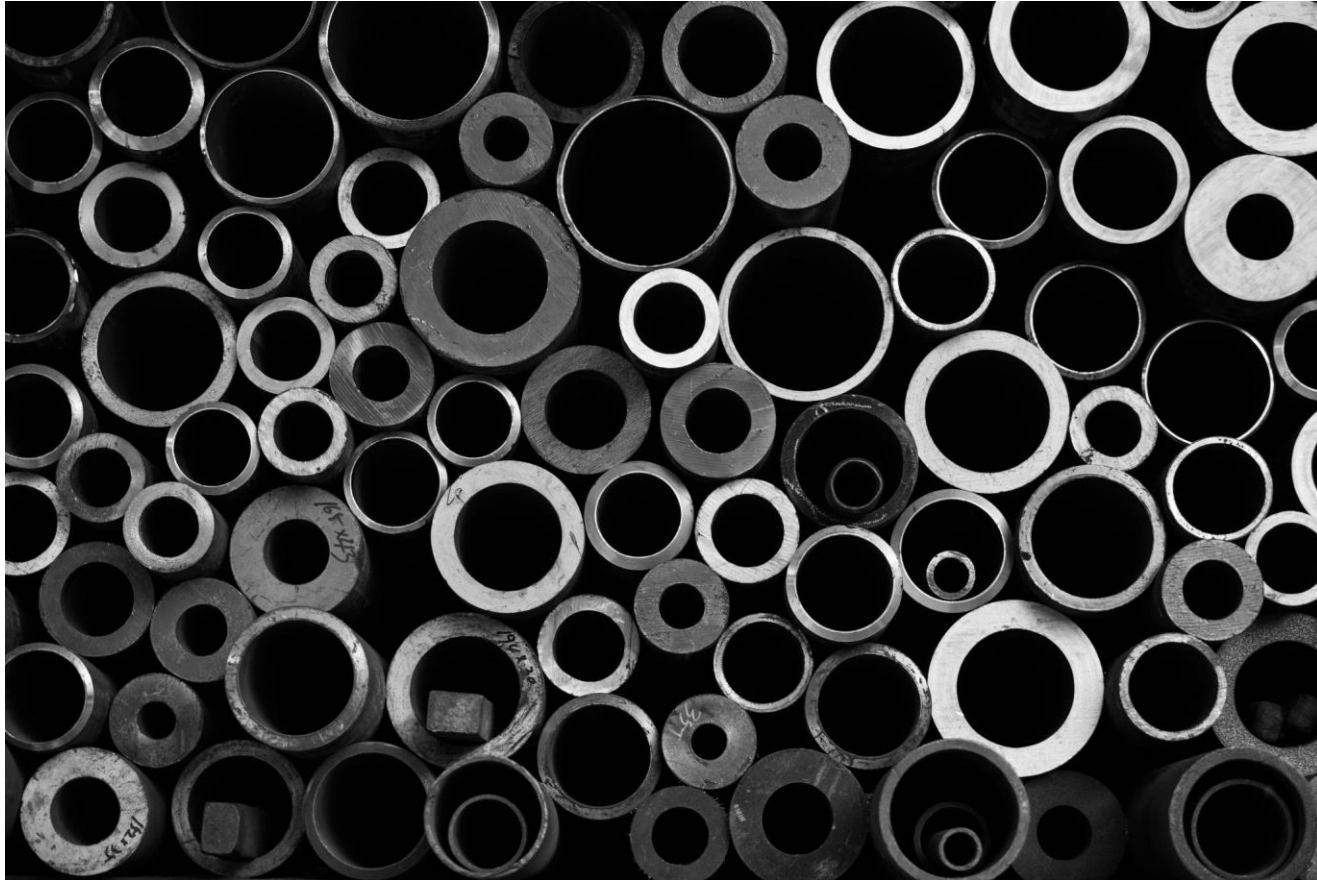
Change in Cost of Living Since 2018

Highest increases in the cost of living are occurring in Greater Minnesota



Change in the Cost of Living

MN DEED - Cost of Living Calculator & QCEW



Employment Industries

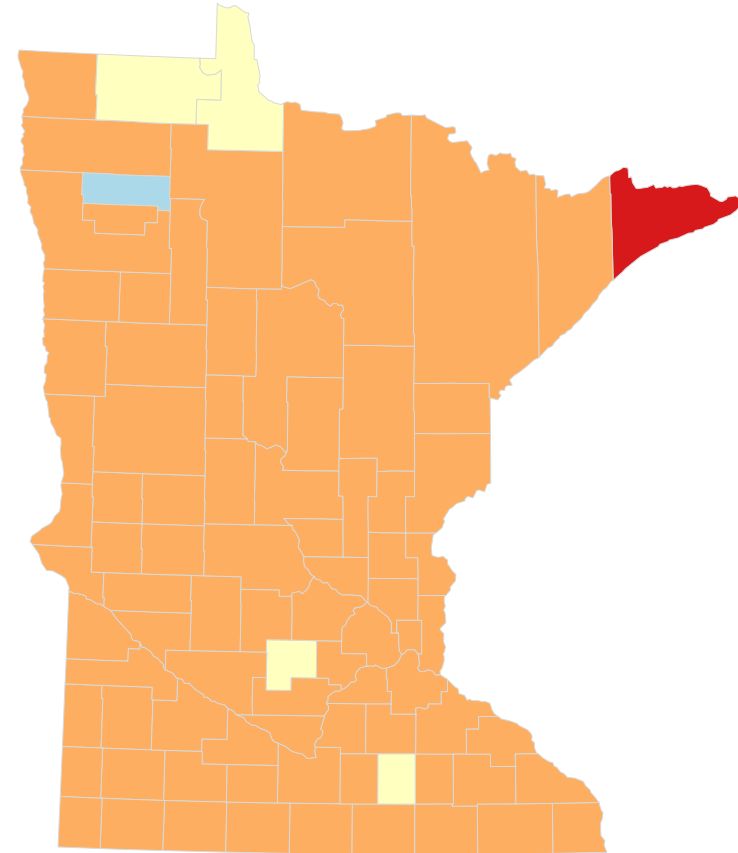
Top employment industries

Educational services, health care, and social assistance has the highest employment in nearly all counties across Minnesota.

Note: One issue that arises when looking at jobs and employment in rural areas is that many data sources only capture workers covered by unemployment insurance, which does not include most farm and other resource extractive jobs. In previous years, we were able to work around this issue by utilizing data from the Bureau of Economic Analysis. Unfortunately, that data is no longer provided, therefore we are using data from the American Community Survey, which will, unfortunately, undercount workers that are not covered by unemployment insurance (i.e. farm employment).

Top employment industry: 2023

Educational services, health care and social assistance are the top employment industries across Minnesota

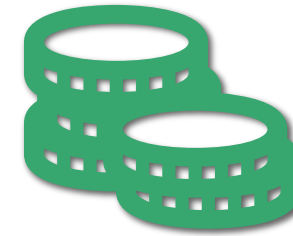


- Arts, entertainment, and recreation, and accommodation and food services
- Manufacturing
- Educational services, and health care and social assistance
- Wholesale trade

Major employment industries



Top employment industry across all regions of Minnesota: Education and health services



Typically rounding out the top 5 employment industries

Trade, transportation and utilities

Leisure and hospitality

Manufacturing

Construction

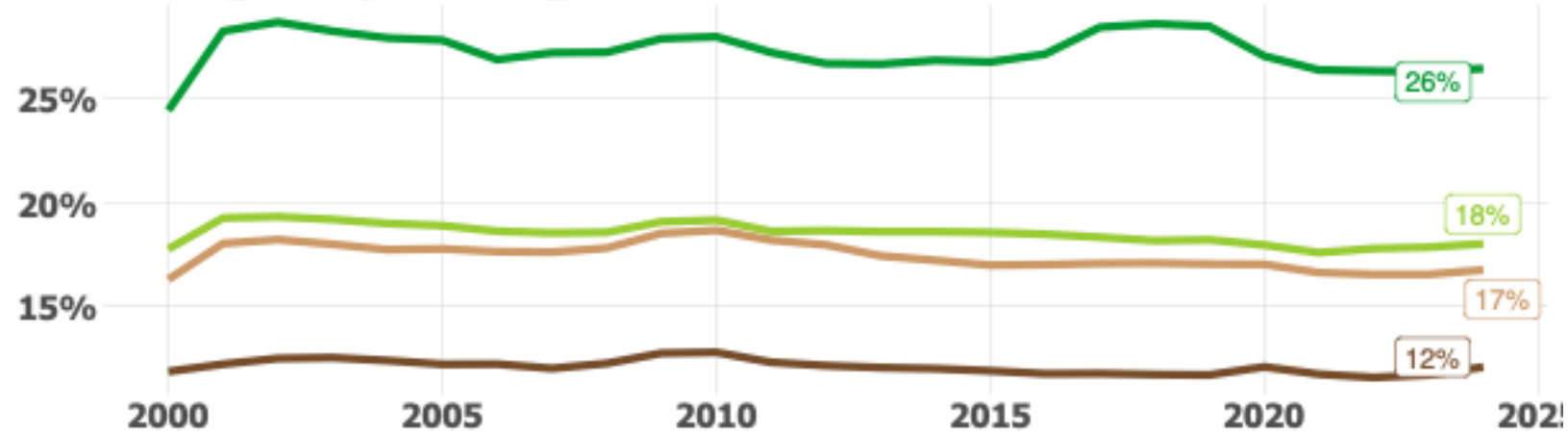
Resource extraction

Professional and Business Services

Non-employers are a larger share of jobs in rural areas.

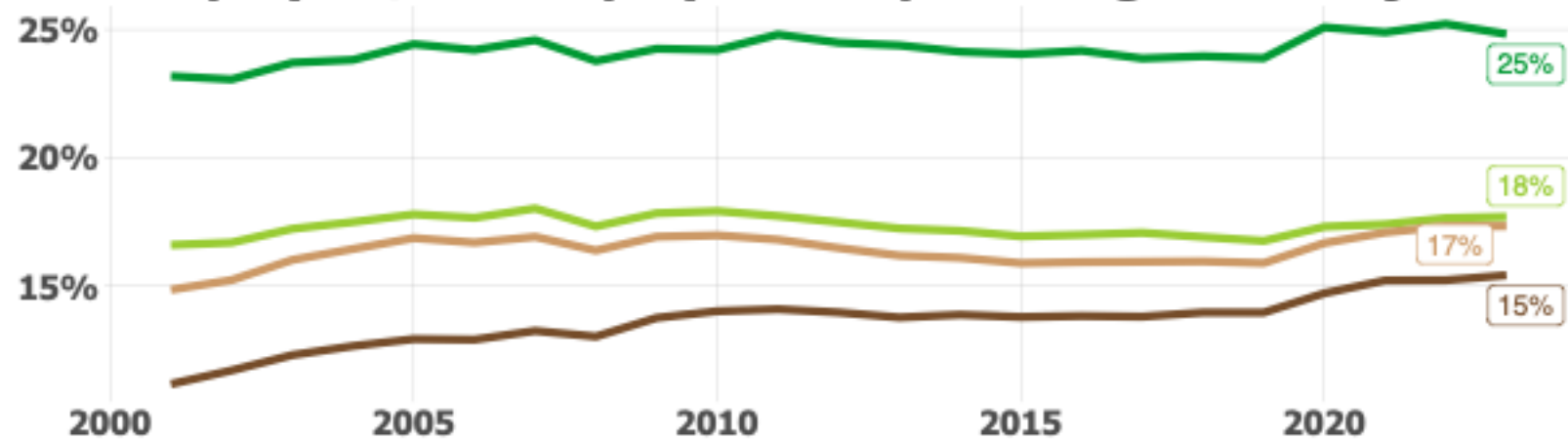
A surprising employment fact in rural regions is the number of non-employers and self-employed as well as the percentage of jobs in government. The state's most rural counties have the highest percentage of both.

Percentage of jobs in government



Bureau of Economic Analysis - Local Areas Personal Income and Employment

Non-employers/self-employed as a percentage of total jobs

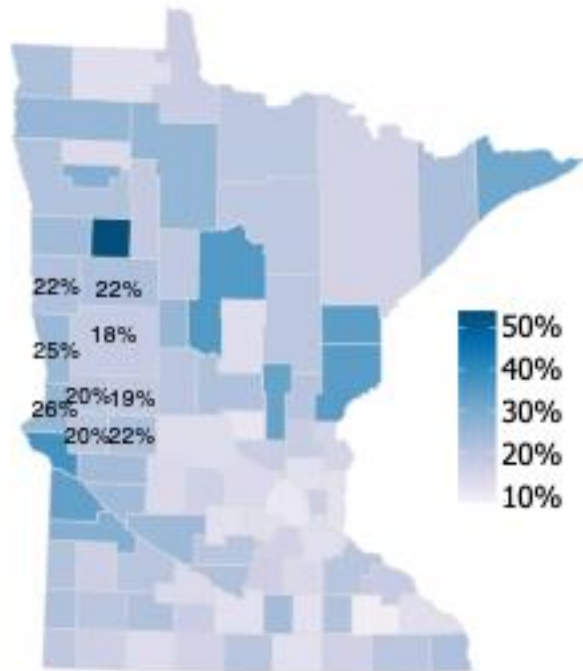


U.S. Census Bureau - Non-employer Statistics

- Entirely rural
- Town/rural mix
- Urban/town/rural mix
- Entirely urban

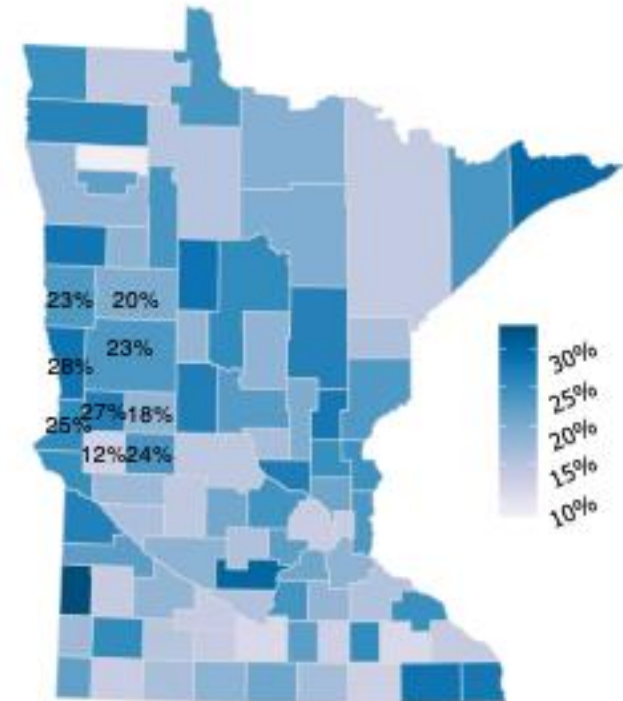
Percent of jobs in Government

18% of jobs in Otter Tail County are in the Government



Non-employers as a Percentage of Jobs

The number of self-employed businesses is the same as 23% of jobs in Otter Tail County.



Jobs with the Government & Self-Employed Businesses



This Photo by Unknown Author is licensed under [CC BY](#)

Job Vacancies

The job vacancy rate is higher in Greater Minnesota

The job vacancy rate reflects the average quarterly number of job vacancies each year as a percentage of total jobs in the region. The higher the percentage, the more challenging it is to fill the positions. After peaking in 2021, job vacancy rates have fallen but continue to be high across all of rural Minnesota.

Job vacancies as a percent of total employment

Job vacancies continue to be high in rural Minnesota



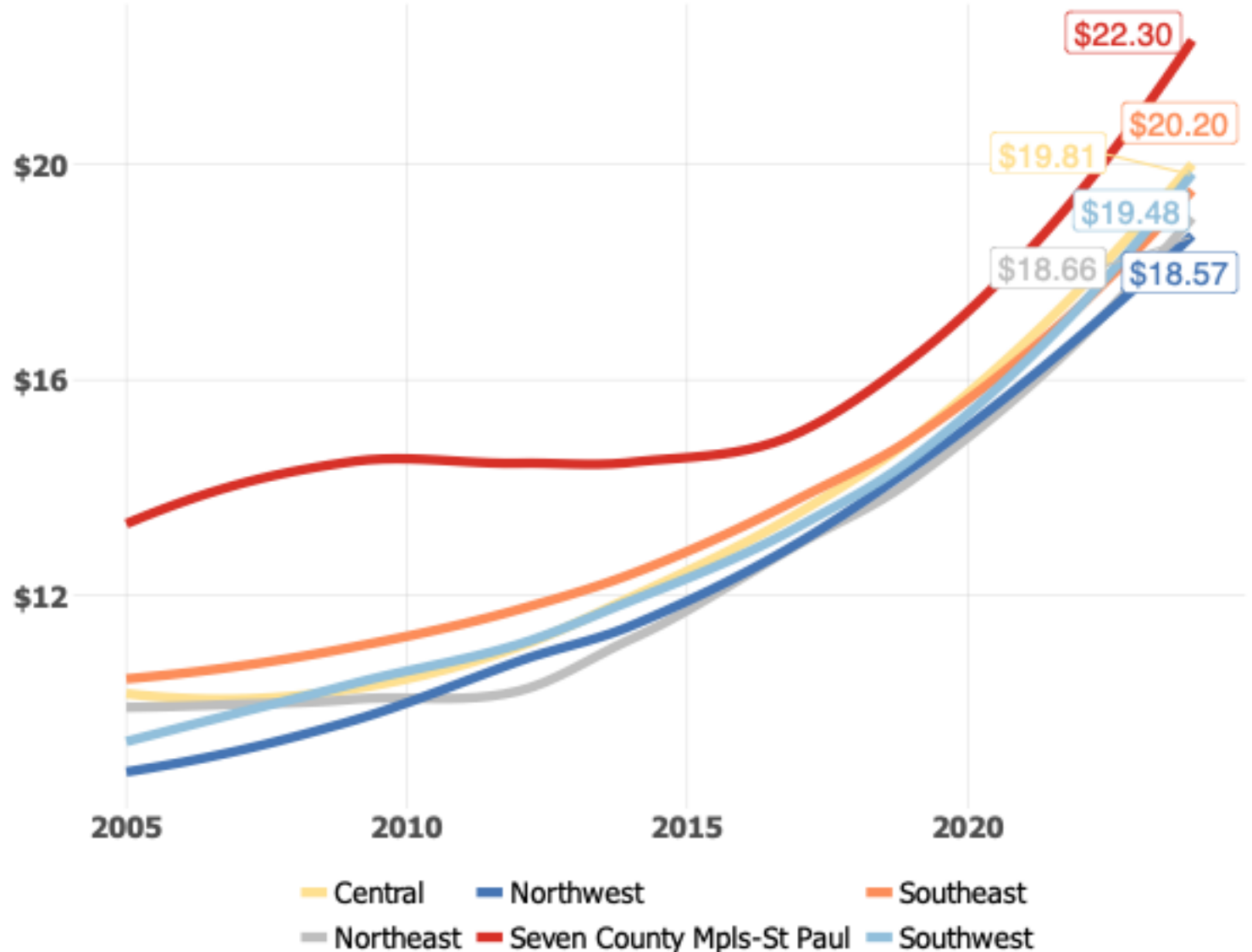
MN DEED - Job Vacancy Survey

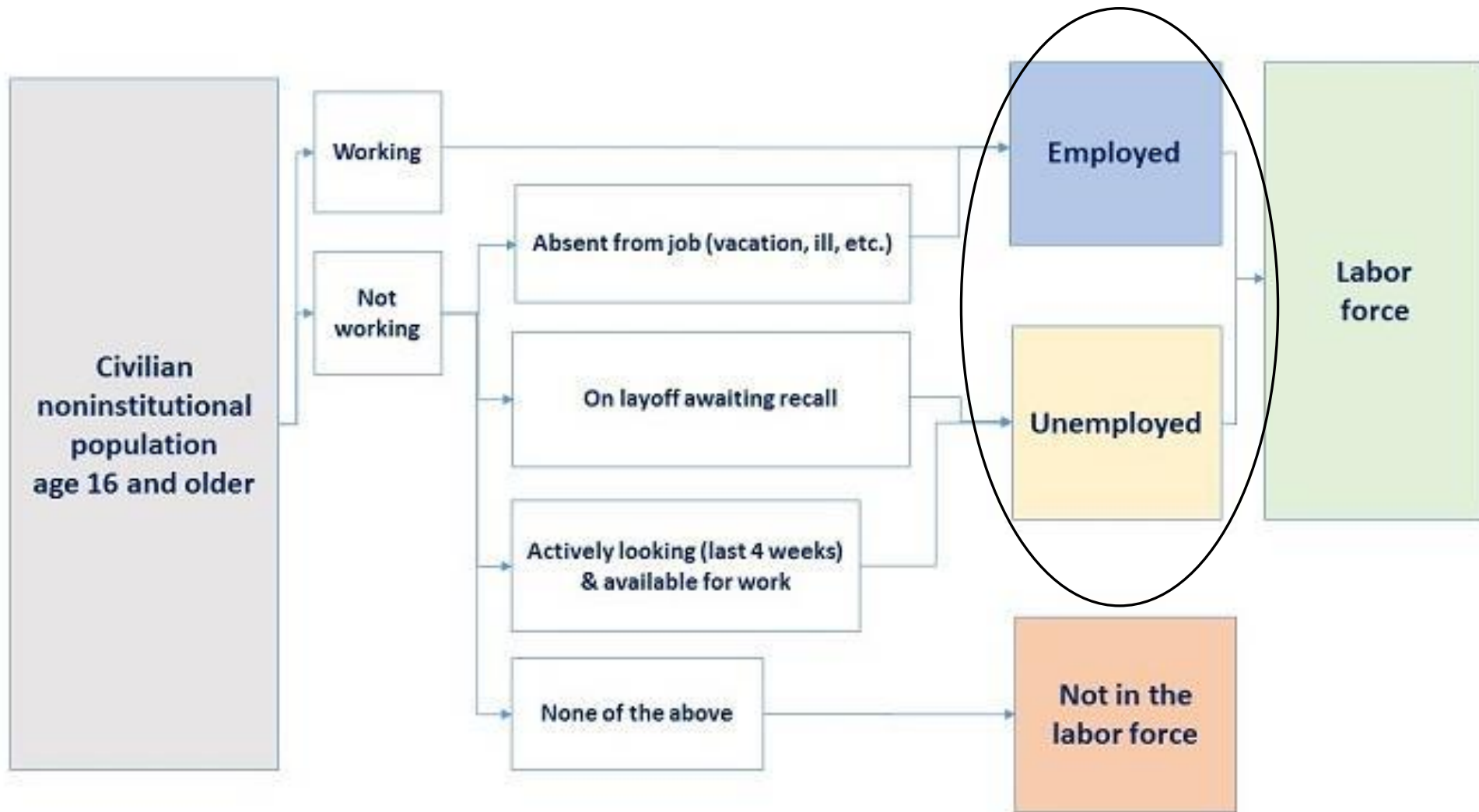
Largest growth in wages for job vacancies is in Greater Minnesota

Although the median wages for all job vacancies continue to be lower in Greater Minnesota than in the seven-county metro area, the largest increases in wages have been occurring in Greater Minnesota. The Twin Cities' median wage is starting to swing upward as well, however.

Median wages of job vacancies

Wages for job vacancies continue to grow

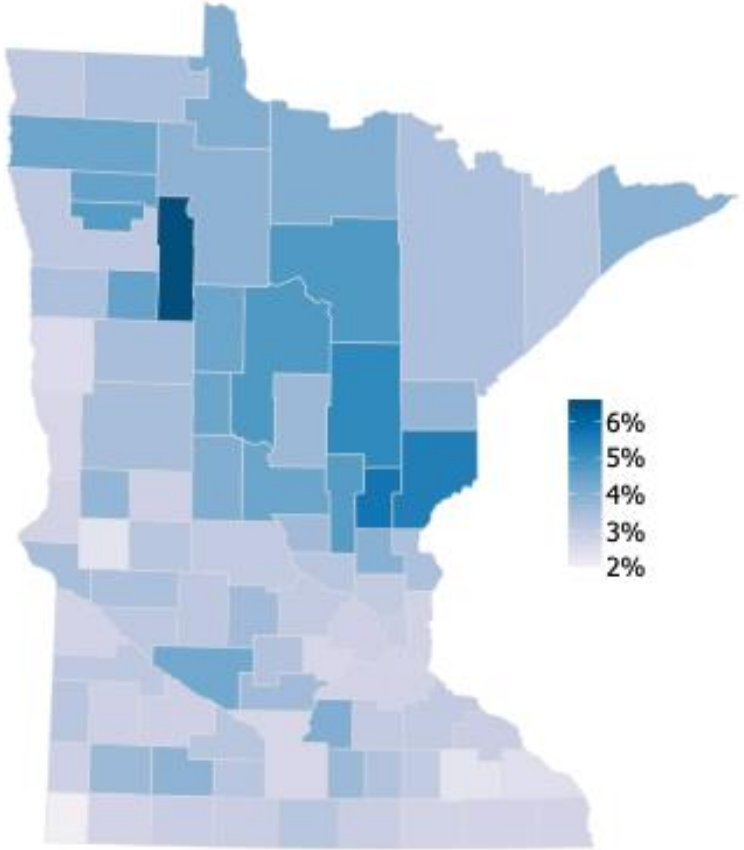




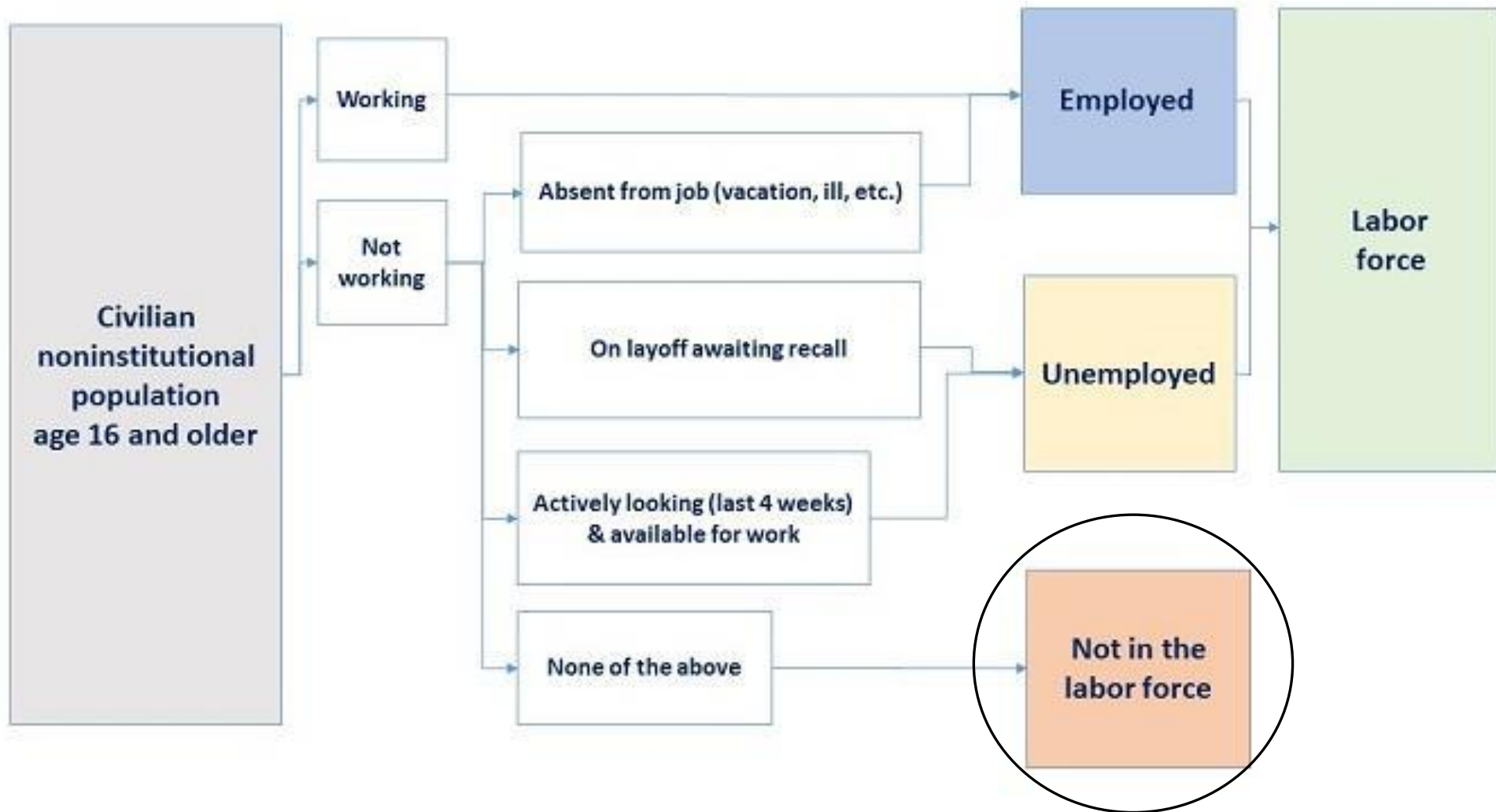
Unemployment Rates – Historically Low

Lowest: Rock – 2%
Mean: 3.4%
Median: 3.2%
Highest: Clearwater, 6.6%

Unemployment Rate, 2024

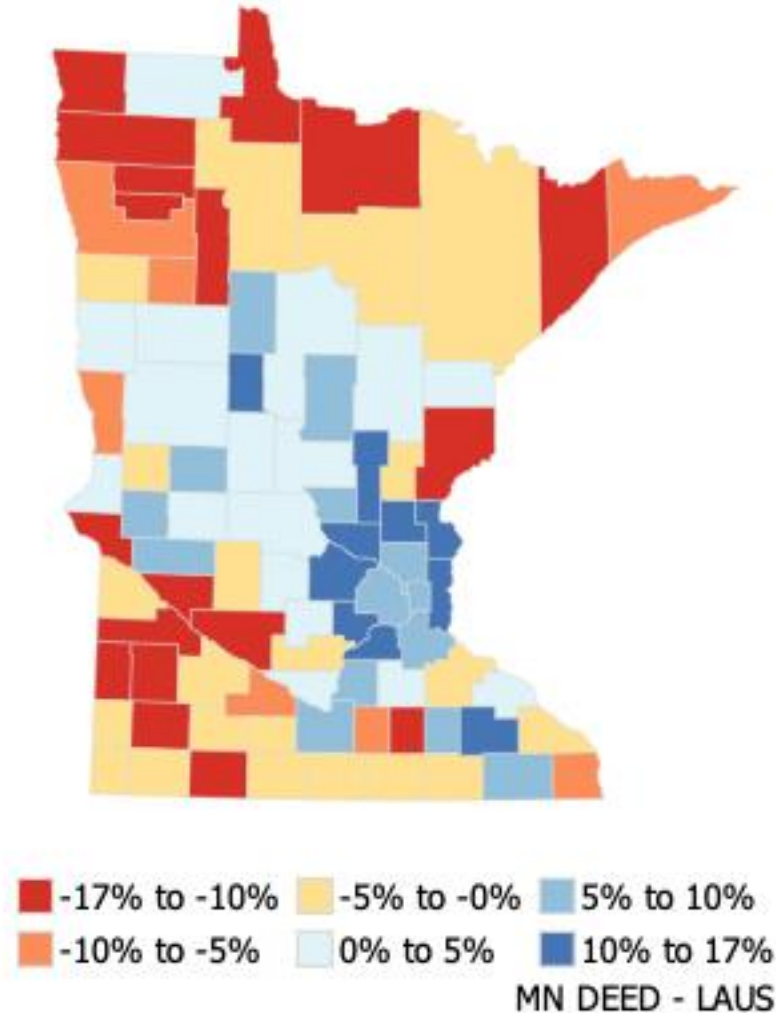


MN DEED - LAUS



Percent change in labor force since 2012

Most of rural Minnesota has less labor force in 2024 than in 2012



Change in NUMBER of labor force participation

Largest decline: -16.7% (Steele)

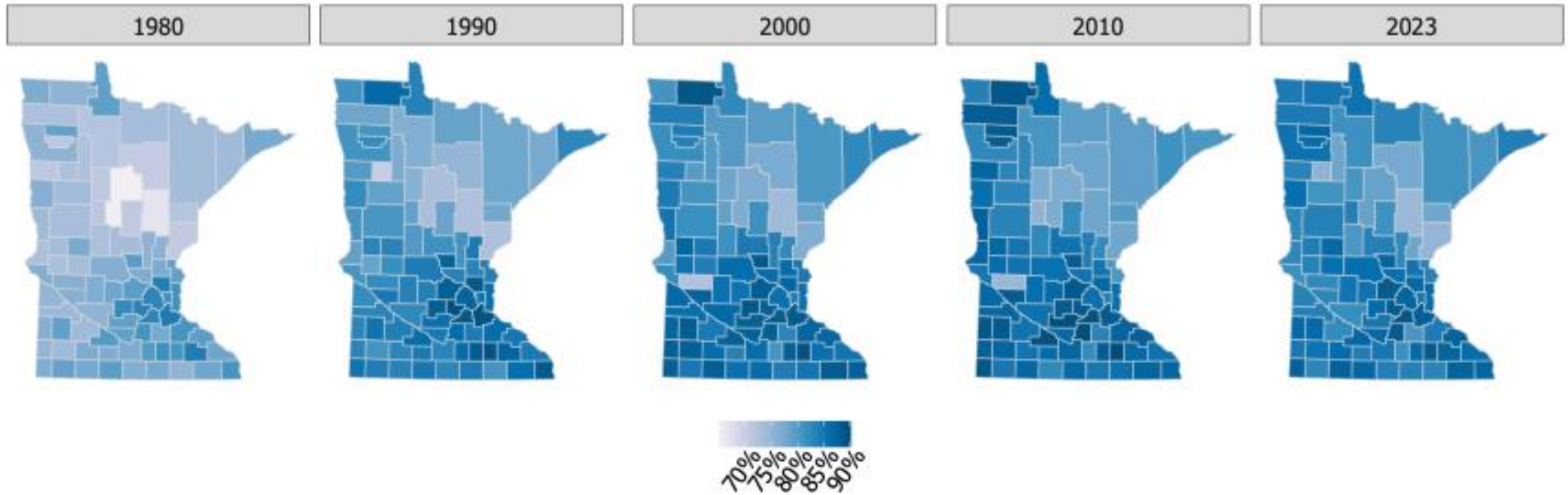
Mean change: -.5%

Median change: -1.5%

Largest increase: 20.8% (Wright)

Percent of 20-64 years olds participating in labor force

Labor force participation has improved dramatically



U.S. Census Bureau - Decennial Census & ACS 5-year

Labor force participation RATE



Questions?

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Phone: (507) 934-7700