



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, August 4, 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](#). 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 July 7, 2026 Port Authority Meeting Minutes (Not Received as of Publication Time)

6. Public Comment

Everyone is allowed three minutes to speak on any agenda items and three minutes to speak on any non-agenda items. Please state your name at the lectern and remember that personal attacks may be ruled out of order. We welcome all opinions and ideas, and we appreciate your time in coming tonight.

7. Public Hearing

8. Motions & General Business

8.A. Motion to Approve the June 2026 Balance Sheets and Budget Summary Report

- 8.B. Motion to Consider Approval of Food Service Specialties Request to use All Weather Metal Insulated Panels as an Alternative Exterior Building Material for a Proposed 2,000 Square Foot Wastewater Treatment Building and to Approve an Associated Landscaping Plan for the Site at 5202 Moundview Boulevard
- 8.C. Consider Motion to Approve the Allocation of an Additional \$10,000 to the Sign, Awning, and Facade Grant Program
- 8.D. Preliminary 2027 Port Authority Tax Levy and Budget: Consider Motions to Approve Resolution No. 351 (Preliminary Tax Levy) and Resolution No. 352 (Preliminary Budget)
- 8.E. Update on a Potential Amendment to the Red Wing Port Authority Enabling Resolution Concerning Board Member Term Limits (Verbal Update)

9. Communication Items

- 9.A. Executive Director's Report
- 9.B. Committee Reports: Finance Committee 7/15/26
- 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.

Summary of Balance Sheet and Budget Report

June 2026

231 Industrial Revolving Loan			
	Budget	Monthly	YTD
Revenue	\$65,000.00	\$4,464.63	\$4,464.63
Expenses	\$5,000.00	\$0.00	\$0.00
Cash	\$1,481,537.40		
Acct Rec	-\$788.49		
Loans	\$705,742.63		
Assests	\$2,186,491.54		
Liabilities	\$0.00		
Fund Balance	\$2,182,026.91		

232 Downtown Revolving Loan			
	Budget	Monthly	YTD
Revenue	\$2,500.00	\$18.91	\$18.91
Expenses	\$0.00	\$0.00	\$0.00
Cash	\$110,905.68		
Acct Rec	-\$150.28		
Loans	\$721.50		
Assets	\$111,476.90		
Liabilities	\$0.00		
Fund Balance	\$111,457.99		

233 Intermediate Re-Lending			
	Budget	Monthly	YTD
Revenue	\$12,000.00	\$7,554.66	\$7,554.66
Expenses	\$33,000.00	\$32,607.00	\$32,607.00
Cash	\$581,603.37		
Acct Rec	\$1,580.80		
Loans	\$26,878.54		
Assets	\$610,062.71		
Liabilities	\$95,872.26		
Fund Balance	\$539,242.79		

Summary of Balance Sheet and Budget Report

June 2026

234 Small Business Development Fund			
	Budget	Monthly	YTD
Revenue	\$0.00	\$1,129.07	\$1,129.07
Expenses	\$0.00	\$0.00	\$0.00
Cash	\$17,823.55		
Acct Rec	\$1,545.20		
Loans	\$85,250.57		
Assets	\$104,619.32		
Liabilities	\$0.00		
Fund Balance	\$103,490.25		

243 DEED Loan			
	Budget	Monthly	YTD
Revenue	\$2,500.00	\$0.00	\$0.00
Expenses	\$1,200.00	\$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	\$696,620.00	\$50,709.37	\$50,709.37
Expenses	\$697,006.00	\$114,772.94	\$114,772.94
Cash	\$585,012.85		
Acct Rec	\$1,379.00		
Leases	\$318,603.00		
Assets	\$904,994.85		
Liabilities	\$298,077.00		
Fund Balance	\$670,981.42		

Summary of Balance Sheet and Budget Report

June 2026

Capital Account Summaries		
Account	Description	Fund Balance
429	Little River Bulkhead	\$94,170.45
436	Mooring Cluster Dolphins	\$129,341.08
441	Little River Channel Sed. Cont.	\$130,000.00
450	Levee Wall Protection	\$103,345.00
491	PA Redevelopment Stimulus	\$506,378.62
Total		\$963,235.15

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	\$50,709.37	\$50,709.37	38%
Grants & Aids	\$0.00	\$0.00	\$0.00	0%
Total Revenue	\$696,620.00	\$50,709.37	\$50,709.37	
Expenditures	Budget	Month to Date	Year to Date	% of Budget
Wages and Salaries	\$5,275.00	\$1,925.00	\$1,925.00	36%
PERA	\$0.00	\$16.50	\$16.50	0%
FICA	\$0.00	\$126.81	\$126.81	0%
Worker's Comp	\$0.00	\$9.84	\$9.84	0%
Office Accessories	\$1,250.00	\$335.59	\$335.59	27%
Copying	\$750.00	\$303.76	\$303.76	41%
Small Tools	\$500.00	\$77.40	\$77.40	15%
Admin Services	\$21,565.00	\$11,610.00	\$11,610.00	54%
Admin Services - Other	\$252,553.00	\$0.00	\$0.00	0%
Contractual Services	\$60,000.00	\$41,229.89	\$41,229.89	69%
Engineering Services	\$500.00	\$0.00	\$0.00	0%
IT Services	\$15,113.00	\$7,566.00	\$7,566.00	50%
Personnel Testing - Recruitment	\$0.00	\$0.00	\$0.00	0%
Public Works Charges	\$2,000.00	\$36.00	\$36.00	2%
Other Professional Services	\$50,000.00	\$475.00	\$475.00	1%
Telephone	\$2,300.00	\$1,595.13	\$1,595.13	69%
Postage	\$500.00	\$70.88	\$70.88	14%
Travel	\$1,500.00	\$0.00	\$0.00	0%
Lodging	\$1,500.00	\$682.92	\$682.92	46%
Meals	\$1,200.00	\$417.64	\$417.64	35%
Registration and Tuition	\$2,500.00	\$0.00	\$0.00	0%
Marketing and Promotion	\$134,000.00	\$20,486.65	\$20,486.65	15%
Legal Notices Publishing	\$500.00	\$0.00	\$0.00	0%
Insurance Premiums	\$3,750.00	\$3,503.00	\$3,503.00	93%
Repair and Maintenance	\$50,000.00	\$0.00	\$0.00	0%
Building Rental and Leases	\$33,000.00	\$10,075.84	\$10,075.84	31%
Equipment Usage Rental	\$0.00	\$103.13	\$103.13	0%
Dues and Memberships	\$13,500.00	\$13,695.00	\$13,695.00	101%
Subscriptions	\$750.00	\$176.96	\$176.96	24%
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	\$254.00	\$254.00	17%
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	\$791,006.00	\$114,772.94	\$114,772.94	15%

Loans													
Acct	Loan	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
IRL	SB Emerg Loan	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270	\$3,270						
IRL	GRWDC	\$633,654	\$633,654	\$647,469	\$647,469	\$647,469	\$647,469						
IRL	River Bluff Tech #4	\$57,533	\$57,032	\$56,529	\$56,023	\$55,515	\$55,004						
DRL	RW Dev Loan	\$137,500	\$137,500	\$137,500	\$137,500	\$137,500	\$137,500						
DRL	CMA Prop LLC	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000						
DRL	Staghead	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960	\$2,960						
DRL	Bev's Café	\$10,360	\$10,360	\$10,360	\$10,360	\$10,360	\$10,360						
DRL	Mike's Barber Shop	\$1,482	\$1,336	\$1,189	\$1,042	\$894	\$746						
DRL	Cut Above Home	-\$24	-\$24	-\$24	-\$24	-\$24	-\$24						
DRL	Allowance	-\$193,220	-\$193,220	-\$193,220	-\$193,220	-\$185,820	-\$185,820						
IRP	Heimes Haberdashery	\$32,298	\$31,615	\$30,930	\$30,242	\$29,553	\$28,888						
IRP	Kelly's Tap House	\$31	\$31	\$31	\$31	\$31	\$31						
IRP	River City Carwash	\$2	\$2	\$2	\$2	\$2	\$2						
IRP	Allowance	-\$2,042	-\$2,042	-\$2,042	-\$2,042	-\$2,042	-\$2,042						
SBDF	River City Thera	\$17,518	\$17,368	\$17,219	\$17,069	\$16,918	\$16,767						
SBDF	Celeste Beauty	\$17,036	\$16,885	\$16,734	\$16,582	\$16,430	\$16,277						
SBDF	Gather and Grace	\$17,069	\$16,918	\$16,768	\$16,616	\$16,465	\$16,313						
SBDF	JT'S Chicken and F	\$18,378	\$18,231	\$18,231	\$18,231	\$18,231	\$18,231						
SBDF	The Creative Hand	\$18,401	\$18,254	\$18,107	\$17,949	\$17,811	\$17,662						
DEED	Allowance												

General Ledger Balance Sheet

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Period 01 - 06
Fiscal Year 2026



Account Number	Description	Year-To-Date
231	INDUSTRIAL REVOLVING LOAN PROG	
	Asset	
231-00000-10100	CASH	1,481,537.40
231-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	-788.49
231-00000-11974	LT LOAN REC - SBEmergencyLoanP	3,270.05
231-00000-11986	LT LOAN REC - GRWDC	647,468.82
231-00000-11999	LT LOAN REC-RIVER BLUFF TECH#4	55,003.76
	Asset	2,186,491.54
	Liability	
231-00000-20200	ACCOUNTS PAYABLE	0.00
	Liability	0.00
	Fund Balance	
231-00000-30000	FUND BALANCE EQUITY	2,182,026.91
	Fund Balance	2,182,026.91
Revenue Total		4,464.63
Expense Total		0.00
Ret Earnings Total		4,464.63
231	INDUSTRIAL REVOLVING LOAN PROG	4,464.63

General Ledger Balance Sheet

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Period 01 - 06
Fiscal Year 2026



Account Number	Description	Year-To-Date
232	DOWNTOWN REVOLVING LOAN PROG	
	Asset	
232-00000-10100	CASH	110,905.68
232-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	-150.28
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	745.79
232-00000-11993	LT LOAN REC - CUT ABOVE HOME	-24.29
232-00000-11999	LT LOAN REC - ALLOWANCE	-185,820.00
	Asset	111,476.90
	Fund Balance	
232-00000-30000	FUND BALANCE EQUITY	111,457.99
	Fund Balance	111,457.99
Revenue Total		18.91
Expense Total		0.00
Ret Earnings Total		18.91
232	DOWNTOWN REVOLVING LOAN PROG	18.91

General Ledger Balance Sheet

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Period 01 - 06
Fiscal Year 2026



Account Number	Description	Year-To-Date
233	(IRP) INTERMEDIARY RE-LENDING	
	Asset	
233-00000-10100	CASH	0.00
233-00000-10101	CASH - IRP	581,603.37
233-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	1,580.80
233-00000-11952	LT LOAN REC - HEIMIES HABERDAS	28,888.05
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	610,062.71
	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		7,554.66
Expense Total		32,607.00
Ret Earnings Total		-25,052.34
233	(IRP) INTERMEDIARY RE-LENDING	-25,052.34

General Ledger Balance Sheet

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Period 01 - 06
Fiscal Year 2026



Account Number	Description	Year-To-Date
234	SMALL BUSINESS DEVELOPMENT FUN	
	Asset	
234-00000-10100	CASH	17,823.55
234-00000-11500	ACCOUNTS RECEIVABLE-REGULAR	1,545.20
234-00000-11957	LT LOAN REC - RIVER CITY THERA	16,767.30
234-00000-11960	LT LOAN REC - CELESTE BEAUTY M	16,277.46
234-00000-11961	LT LOAN REC - GATHER AND GRAZE	16,312.82
234-00000-11975	LT LOAN REC-JTS CHICKEN & FISH	18,230.77
234-00000-11976	LT LOAN REC - THE CREATIVE HAN	17,662.22
	Asset	104,619.32
	Fund Balance	
234-00000-30000	FUND BALANCE EQUITY	103,490.25
	Fund Balance	103,490.25
Revenue Total		1,129.07
Expense Total		0.00
Ret Earnings Total		1,129.07
234	SMALL BUSINESS DEVELOPMENT FUN	1,129.07

General Ledger Balance Sheet

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Period 01 - 06
Fiscal Year 2026



Account Number	Description	Year-To-Date
236	PORT AUTHORITY	
	Asset	
236-00000-10100	CASH	585,012.85
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	1,379.00
236-00000-14100	DUE FROM STATE	0.00
236-00000-14700	LEASE RECEIVABLE - SHORT TERM	103,750.00
236-00000-14701	LEASE RECEIVABLE - LONG TERM	214,853.00
	Asset	904,994.85
	Liability	
236-00000-20200	ACCOUNTS PAYABLE	0.00
236-00000-20201	AP NON-SYSTEM GENERATED	0.00
236-00000-27101	DEDUCTIONS - TAXES	0.00
236-00000-27102	DEDUCTIONS - PERA	0.00
236-00000-27104	DEDUCTIONS - DIRECT DEPOSIT	0.00
236-00000-27304	DEFERRED INFLOW - LEASE REC	298,077.00
	Liability	298,077.00
	Fund Balance	
236-00000-30000	FUND BALANCE EQUITY	670,981.42
	Fund Balance	670,981.42
Revenue Total		50,709.37
Expense Total		114,772.94
Ret Earnings Total		-64,063.57
236	PORT AUTHORITY	-64,063.57

General Ledger Balance Sheet

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Period 01 - 06
Fiscal Year 2026



Account Number	Description	Year-To-Date
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	4,464.63	4,464.63	6.87	60,535.37
231-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS	65,000.00	65,000.00	4,464.63	4,464.63	6.87	60,535.37
	REVENUES						
<i>00000</i>	<i>NON DEPARTMENTAL</i>	<i>65,000.00</i>	<i>65,000.00</i>	<i>4,464.63</i>	<i>4,464.63</i>	<i>6.87</i>	<i>60,535.37</i>

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46700	ECONOMIC OPPORTUNITY						
	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	ECONOMIC OPPORTUNITY	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	4,464.63	4,464.63	6.8687	60,535.37
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>4,464.63</u>	<u>4,464.63</u>	<u>0.0744</u>	<u>55,535.37</u>
231	INDUSTRIAL REVOLVING LOAN PROG	60,000.00	60,000.00	4,464.63	4,464.63	7.44	55,535.37

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
232	DOWNTOWN REVOLVING LOAN PROG						
00000	<i>NON DEPARTMENTAL</i>						
	TOTAL MISCELLANEOUS REVENUES						
232-00000-46210	INTEREST - DEPOSITINVESTMENT	0.00	0.00	0.00	0.00	0.00	0.00
232-00000-46216	INTEREST - NOTES & LOANS	2,500.00	2,500.00	18.91	18.91	0.76	2,481.09
232-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS REVENUES	2,500.00	2,500.00	18.91	18.91	0.76	2,481.09
	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 AUTHORITY	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>	2,500.00	2,500.00	18.91	18.91	0.76	2,481.09

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46700	ECONOMIC OPPORTUNITY						
	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	0.00	0.00	0.00	0.00	0.00	0.00
	OPERATING						
	TOTAL OTHER SERVICES & CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
46700	ECONOMIC OPPORTUNITY	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	18.91	18.91	0.7564	2,481.09
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>18.91</u>	<u>18.91</u>	<u>0.0076</u>	<u>2,481.09</u>
232	DOWNTOWN REVOLVING LOAN PROG	2,500.00	2,500.00	18.91	18.91	0.76	2,481.09

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	6,897.19	6,897.19	0.00	-6,897.19
233-00000-46216	INTEREST - NOTES & LOANS	12,000.00	12,000.00	657.47	657.47	5.48	11,342.53
233-00000-46299	OTHER MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL MISCELLANEOUS	12,000.00	12,000.00	7,554.66	7,554.66	62.96	4,445.34
	REVENUES						
00000	<i>NON DEPARTMENTAL</i>	<i>12,000.00</i>	<i>12,000.00</i>	<i>7,554.66</i>	<i>7,554.66</i>	<i>62.96</i>	<i>4,445.34</i>

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
46700	ECONOMIC OPPORTUNITY						
	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	32,607.00	32,607.00	98.81	393.00
	TOTAL DEBT SERVICE	33,000.00	33,000.00	32,607.00	32,607.00	98.81	393.00
46700	ECONOMIC OPPORTUNITY	33,000.00	33,000.00	32,607.00	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	7,554.66	62.9555	4,445.34
Expense Total		33,000.00	33,000.00	32,607.00	98.8091	393.00
Grand Total		<u>-21,000.00</u>	<u>-21,000.00</u>	<u>-25,052.34</u>	<u>1.193</u>	<u>4,052.34</u>
233	(IRP) INTERMEDIARY RE-LENDING	-21,000.00	-21,000.00	-25,052.34	119.30	4,052.34

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
234	SMALL BUSINESS						
	DEVELOPMENT FUN						
00000	NON DEPARTMENTAL						
	TOTAL MISCELLANEOUS						
	REVENUES						
234-00000-46216	INTEREST - NOTES & LOANS	0.00	0.00	1,129.07	1,129.07	0.00	-1,129.07
	TOTAL MISCELLANEOUS	0.00	0.00	1,129.07	1,129.07	0.00	-1,129.07
	REVENUES						
	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	0.00	0.00	0.00	0.00	0.00	0.00
	SOURCES						
00000	NON DEPARTMENTAL	0.00	0.00	1,129.07	1,129.07	0.00	-1,129.07

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue Total		0.00	0.00	1,129.07	1,129.07	0	-1,129.07
Expense Total		0.00	0.00	0.00	0.00	0	0.00
Grand Total		<u>0.00</u>	<u>0.00</u>	<u>1,129.07</u>	<u>1,129.07</u>	<u>0</u>	<u>-1,129.07</u>
234	SMALL BUSINESS DEVELOPMENT FUN	0.00	0.00	1,129.07	1,129.07	0.00	-1,129.07

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
236	PORT AUTHORITY						
<i>00000</i>	<i>NON DEPARTMENTAL</i>						
	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	50,709.37	50,709.37	37.56	84,290.63
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	50,709.37	50,709.37	37.56	84,290.63
	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
<i>00000</i>	<i>NON DEPARTMENTAL</i>	<i>696,620.00</i>	<i>696,620.00</i>	<i>50,709.37</i>	<i>50,709.37</i>	<i>7.28</i>	<i>645,910.63</i>

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	1,925.00	1,925.00	36.49	3,350.00
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	16.50	16.50	0.00	-16.50
236-46600-51310	FICA CONTRIBUTIONS	0.00	0.00	126.81	126.81	0.00	-126.81
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	9.84	9.84	0.00	-9.84
	TOTAL PERSONNEL SERVICES	5,275.00	5,275.00	2,078.15	2,078.15	39.40	3,196.85
	TOTAL SUPPLIES						
236-46600-52105	OFFICE ACCESSORIES	1,250.00	1,250.00	335.59	335.59	26.85	914.41
236-46600-52110	DUPLICATING & COPYING SUPPLIES	750.00	750.00	303.76	303.76	40.50	446.24
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	77.40	77.40	15.48	422.60
	TOTAL SUPPLIES	2,500.00	2,500.00	716.75	716.75	28.67	1,783.25
	TOTAL OTHER SERVICES & CHARGES						
236-46600-53100	ADMINISTRATION SERVICES	21,565.00	21,565.00	11,610.00	11,610.00	53.84	9,955.00
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	41,229.89	41,229.89	68.72	18,770.11
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	7,566.00	7,566.00	50.06	7,547.00
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	36.00	36.00	1.80	1,964.00
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	50,000.00	475.00	475.00	0.95	49,525.00
236-46600-53205	TELEPHONE	2,300.00	2,300.00	1,595.13	1,595.13	69.35	704.87
236-46600-53210	POSTAGE	500.00	500.00	70.88	70.88	14.18	429.12
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	682.92	682.92	45.53	817.08
236-46600-53320	MEALS	1,200.00	1,200.00	417.64	417.64	34.80	782.36
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	134,000.00	20,486.65	20,486.65	15.29	113,513.35
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	3,503.00	3,503.00	93.41	247.00
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	10,075.84	10,075.84	30.53	22,924.16
236-46600-53750	EQUIP USAGE RENTALS & LEASES	0.00	0.00	103.13	103.13	0.00	-103.13
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	13,695.00	13,695.00	101.44	-195.00
236-46600-53906	SUBSCRIPTIONS	750.00	750.00	176.96	176.96	23.59	573.04
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	254.00	254.00	16.93	1,246.00
	TOTAL OTHER SERVICES & CHARGES	604,231.00	698,231.00	111,978.04	111,978.04	16.04	586,252.96
	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	791,006.00	114,772.94	114,772.94	14.51	676,233.06

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue		696,620.00	696,620.00	50,709.37	50,709.37	7.2793	645,910.63
Total							
Expense		697,006.00	791,006.00	114,772.94	114,772.94	14.5097	676,233.06
Total							
Grand Total		<u>-386.00</u>	<u>-94,386.00</u>	<u>-64,063.57</u>	<u>-64,063.57</u>	<u>0.6787</u>	<u>-30,322.43</u>
236	PORT AUTHORITY	-386.00	-94,386.00	-64,063.57	-64,063.57	67.87	-30,322.43

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	ECONOMIC OPPORTUNITY						
	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	ECONOMIC OPPORTUNITY	1,200.00	1,200.00	0.00	0.00	0.00	1,200.00

Account Number	Description	Adopted	Amended	Month to Date	Year to Date	% of Amended	Variance
Revenue		2,500.00	2,500.00	0.00	0.00	0	2,500.00
Total							
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.: Food Service Specialties Design Review

Meeting Date: August 4, 2026

ACTION REQUESTED: Motion to Consider Approval of Food Service Specialties request to use All Weather Metal Insulated Panels as an alternative exterior building material for the proposed 2000-square foot wastewater treatment building, and to approve the associated landscaping plan for the site.

ATTACHMENT:

- **Energy Park Covenants**
- **Proposed site of Wastewater Treatment Plant**
- **Exterior Material Key**
- **Architect Photos of color options**
- **Landscape Plans**
- **Mockup of new building**

BACKGROUND:

Food Service Specialties (FSS) owns a food production plant in Red Wing, MN. The facility currently has minimal wastewater pre-treatment, primarily consisting of PH neutralization and limited high-strength waste divert and haul-off. FSS would like to install a more robust treatment system to reduce the hauling costs and limit surcharges to the publicly owned treatment works.

The proposed treatment plant will include lift station upgrades, high-strength waste divert, equalization, dissolved air flotation and DAF float (sludge) storage.

Currently they haul off between 35 & 65 truckloads of wastewater per month. They are hoping with this project to reduce that number to 10 or fewer.

The proposed building is approximately 2000 square feet and will be located at the front of their existing facility.

Food Service Specialties was recruited from Wisconsin to Red Wing in 1997, under the leadership of former Executive Director Myron White. Recruitment is part of the Port Authority's economic development efforts to attract businesses, create jobs, and strengthen the local industrial base.

Since that initial recruitment, the Red Wing Port Authority has maintained a strong partnership with FSS, assisting the company's continued growth through a variety of economic development tools. Over the years, this support has included revolving loan financing, industrial revenue bonds, participation in the Minnesota JOBZ program all designed to encourage investment, job creation, facility expansion, and long-term retention of the company in Red Wing.

The company currently employs 76 full-time employees.

DISCUSSION:

The Red Wing Port Authority board is acting in its capacity as the "committee" designated to provide approval for all new construction or alterations in the Energy Park.

Since FSS's materials are not pre-approved stone, brick, or concrete, they must get approval specifically for the All-Weather Metal Insulated Panels.

The proposed exterior building material for the facility differs from the existing facility, which is constructed of tip-up concrete panels. The contractor/architect are proposing All Weather Metal Insulated Panels for the exterior material.

The architect included photos of potential color options that would complement the existing facility. They recommend light stone, sandstone, and slurry beige as the best options for consideration.

Staff held a committee meeting to review the site plans and the proposed exterior building materials including the overall site layout and discussed the architect's proposal to use All Weather Metal Insulated Panels. In addition, committee members participated in a site visit to view the proposed location of the new building and review the landscaping plan firsthand.

Committee members reviewed material samples and photographs of a mock-up depicting the proposed exterior finish and color scheme. Staff noted that the selected colors are intended to complement and match the existing building.

As the project is subject to Energy Park Covenants, the proposed exterior materials and overall site design will require approval by the full Port Authority Board as part of the project's design review process.

BUDGET IMPACT:

No impact on the Port Authority Budget.

RECOMMENDATION:

Staff and committee members are recommending the motion as stated above in the "Action Requested."

RESTRICTIVE COVENANTS

RED WING ENERGY PARK

WHEREAS, the Red Wing Port Authority, a Minnesota Economic Development Agency, is the owner of property known as Red Wing Energy Park situated in the County of Goodhue, State of Minnesota (hereinafter the "Park"); and

WHEREAS, the Plat of Red Wing Energy Park was recorded on June 26th, 1987, as Document No. 313596, in the office of the County Recorder, Goodhue County, Minnesota; and

WHEREAS, the Red Wing Port Authority desires that certain restrictions related to the Park be imposed on the Park in order to safeguard the investments made by the Red Wing Port Authority and private property owner.

NOW, THEREFORE, the Red Wing Port Authority hereby makes the following restrictions and covenants which relate to the Park and shall run with Park and be binding upon all parties and persons owning lots within the Park as affected by the following:

1. Uses. The only permitted uses of Park property are as follows:
 - a. light industrial, including manufacturing, packaging, processing and some assembly. Retail operations in some circumstances when this portion of the total project supports the other requirements set forth herein. i.e.: showroom in support of a manufacturing facility on-site.
 - b. office space
 - c. research and development; and
 - d. warehouse and distribution.

No site or lot shall be used for any purpose or business which is considered dangerous or unsafe, or which constitutes a nuisance, or is noxious or offensive by reason of emission or dust, odor, gas, smoke, fumes, or noise.

Objectives:

Sub.a. To enhance long-term property valuation through highest and best use business projects, through the creation of commercial/industrial business opportunities that will contain or reduce the tax burden on the residents of Red Wing. Such projects should provide maximum tax base enhancement through the construction of high-grade commercial/industrial buildings within the Park (see Section 4)

Sub b. To be a catalyst within the business community to create a living wage jobs and opportunities for employment of Red Wing residents. This wage can be determined by both state and federal guidelines.

Sub c. To create an aesthetically pleasing and segregated area for the attraction or expansion of commercial and industrial projects that meet the objectives of (a) and (b) without sacrificing the aesthetics, Park objectives as set forth in the restrictive covenants or the environment, thus balancing all projects on a sustainable development criteria as set forth in this document.

2. Approval of Plans. Before commencing the construction or alteration of buildings, enclosures, fences, loading docks, parking facilities, storage yards or any other structures or permanent improvements on or to any site or lot within the Park, the property owner shall first submit site plans or plans and specifications to the Design Review Committee (hereinafter "Committee") for its written approval. The Committee shall be the Red Wing Port Authority. In the event that the Committee shall fail to approve or disapprove the building plans, specifications, or site plans within 60 days after they have been submitted to the Committee, the Committee approval will not be required and this covenant will be deemed to have been complied with. The members of the Committee shall not be entitled to any compensation for services performed pursuant to this covenant.

3. Building Site Ratio. The ratio of building coverage to the total site area will be subject to the approval of the Committee, but in any case must include the construction of a minimum of 2,000 square feet of building per acre of Park purchased.

4. Exterior Building Material. At least sixty (60) percent of the exterior walls of all buildings, visible from any public highway or street, shall be constructed of stone, brick, cement/concrete, or any other material approved by the Committee. It is felt that such materials provide greater opportunity for long-term property appreciation and taxable valuation, thus a greater return on investment to the public is realized.

5. Landscaping. Before commencing landscaping or alterations to landscaping of any site or lot within the Park, the property owner shall first submit landscape plans to the Committee for its written approval. The landscape plans shall include the following:

- a. Either a berm or planting to screen all parking areas from view from Highway 61 and service streets.
- b. The proposed plantings surrounding the building.
- c. All portions of the site or lot which have not been landscaped shall be either seeded or sodded with grass and shall be maintained on a regular basis.

6. Outdoor Storage. The outdoor storage of any materials related to the operation of the business of any property owner shall be prohibited, unless the material stored is visually screened from public view by a fence, at least six (6) feet in height, to be constructed and maintained in accordance with the quality of the main building. A planting screen may be substituted for the fence upon approval of the Committee.
7. Loading Docks. No loading dock shall be constructed facing on any public street or highway unless the loading dock and every part of it is at least 100 feet inside the right-of-way line of the street or highway on which the loading dock fronts.
8. Parking. Owners of lots shall not permit their employees or tenants to regularly park during business hours on public streets within the Park. It will be the responsibility of the owners, their successors, assigns, or other persons holding under them to provide adequate off-street parking for employees and visitors within their property lines. All parking areas shall be paved with either concrete or asphalt.
9. Signs. Plans and specifications for all outdoor signs shall be first submitted to and have the written approval of the Committee before construction, installation, or alteration begins. All signs shall meet the requirements of the City of Red Wing Sign Ordinance. No free standing signs or billboards shall be allowed on south side of Lots 1,2,3,4,5,6,7,8 or 9 of Block 1 that can be seen from Highway 61.
10. Condition of Property. The owner of any site or lot shall at all times keep the premises, buildings, improvements and appurtenances in a safe, clean wholesome condition and comply in all respects with all government, health, fire and police requirements and regulations; and the owner will remove at his or its own expense any rubbish or any character whatsoever which may accumulate on the site or lot. In the event the owner fails to comply with any or all of the specifications or requirements, then the Red Wing Port Authority shall have the right, privilege and license to enter upon the premises and make any and all corrections or improvements that may be necessary to meet the standards and to charge the owner the expenses incurred in doing so.
11. Construction Period. If, after the expiration of two years from the date of execution of a contract for the sale of any lot lying within the Park, or after the expiration of two years from the date of completion of utilities, whichever is later, any purchaser shall not have substantially completed the construction of a permanent building upon the acquired lot, as specified in paragraph 3 of these Restrictive Covenants, the Red Wing Port Authority retains the option to rescind the contract, refund the purchase price and enter into possession of the land. However, the Red Wing Port Authority, its successors or assigns, may extend in writing the time at which the two-year period may begin.

12. Resubdivision.

a. Approval Procedure. In the event that any property owner desires to resubdivide and lot or lots in the Park and offer the resubdivided lots for sale, the property owner shall first send written notice of such desire to the Executive Director of the Red Wing Port Authority. The written notice shall include a survey of the lot in question showing the proposed resubdivision and legal descriptions of all lots that would be created by the resubdivision. The Red Wing Port Authority shall approve all resubdivisions of lots in the Park. Upon approval of resubdivision by the Red Wing Port Authority, the property owner shall submit application to the City of Red Wing for resubdivision approval.

B. Option to repurchase. If, at any time after approval for redubdivision by the Red Wing Port Authority and the City of Red Wing, the property owner offers the resubdivided lot for sale, the Red Wing Port Authority shall have the first option to repurchase the property.

C. Purchase Price. The purchase price that the Red Wing Port Authority shall be required to pay for any lot resubdivided under this paragraph 12 shall be calculated as follows:

- (1) Divide the number of acres in the resubdivided lot by the number of acres in the original lot, rounding off to the nearest 1/200 decimal point.
- (2) Multiply the result of (1) by the original purchase price for the lot being resubdivided.
- (3) The result is the purchase price for the resubdivided lot.

13. Variances. The Red Wing Port Authority expressly reserves the right to grant at any time a variance of any of the above covenants to a current owner or proposed purchaser of a lot in the Park.

14. Partial invalidity. The invalidation of any one of the restrictions in this instrument or the failure to enforce any of the restrictions at the time of its violation shall no event effect any of the other restrictions nor be deemed a waiver of the right subsequently to enforce the unenforced restriction.

15. Effect. The terms, conditions and covenants hereof shall run with the land and be binding upon and enure to the benefit of the parties hereto, their respective heirs, successors and assigns.



EXTERIOR MATERIAL KEY

- 1

INSULATED METAL PANEL (CLADDING)
AWP
MESA
COLOR: SANDSTONE
- 2

PREFIN. METAL TRIM
COLOR: BLUE TO MATCH EXISTING
- 3

GUTTERS
COLOR: BLUE TO MATCH EXISTING
- 4

DOWNSPOUTS
COLOR: BLUE TO MATCH EXISTING



Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

COLLABORATION



PROJECT INFORMATION

WASTEWATER EQUIPMENT BUILDING FOR:
FOOD SERVICE SPECIALTIES
5202 MOUNDVIEW DRIVE • RED WING, MN 55066

PROFESSIONAL SEAL

PRELIMINARY DATES

JULY 2, 2026
JULY 23, 2026
JULY 29, 2026

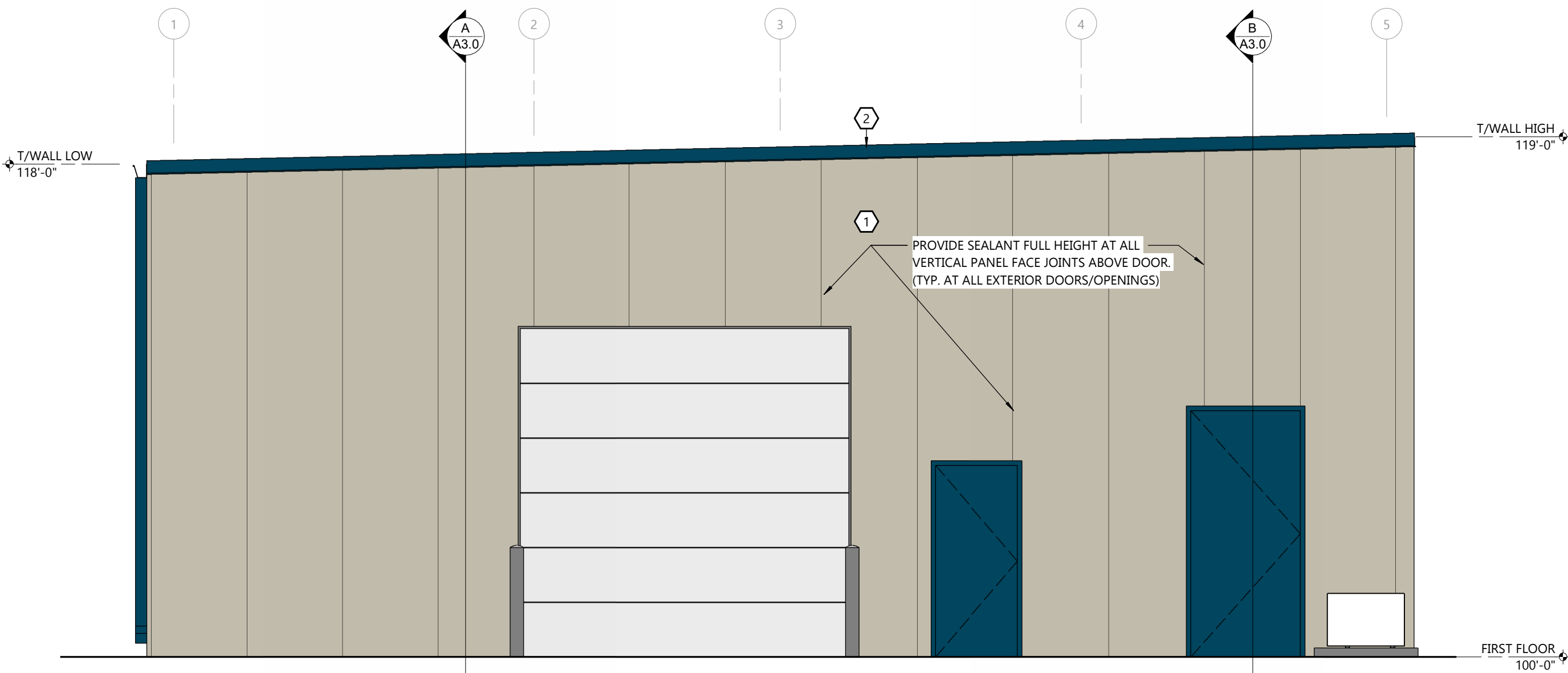
JOB NUMBER

260174500

SHEET NUMBER

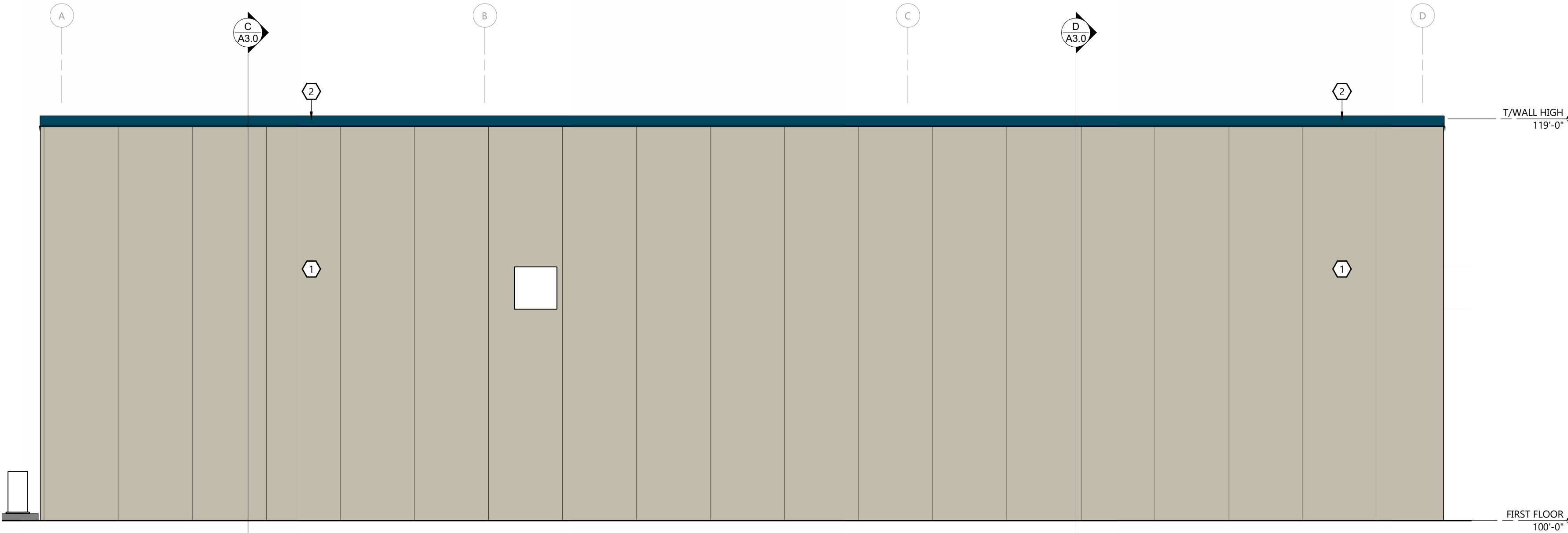
A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS



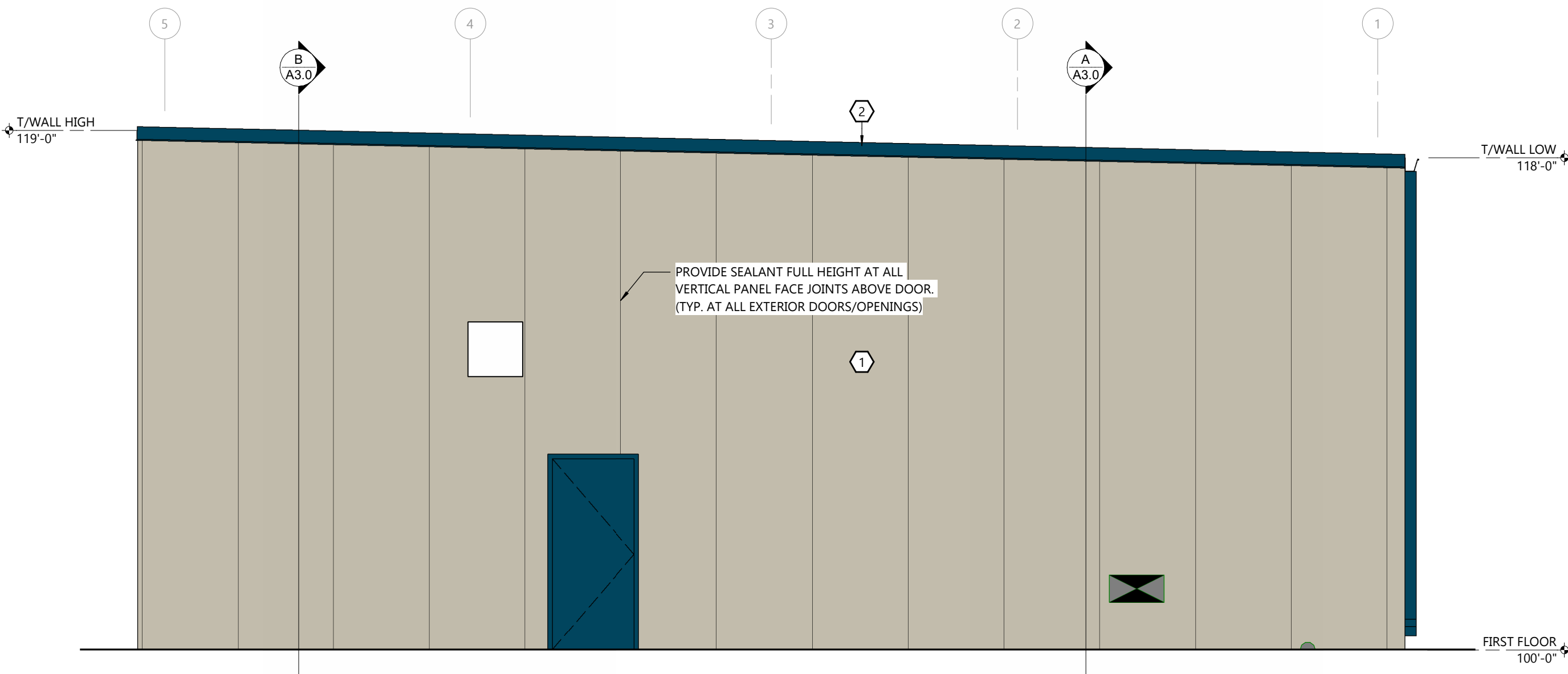
WEST ELEVATION

SCALE: 1/4" = 1'-0"



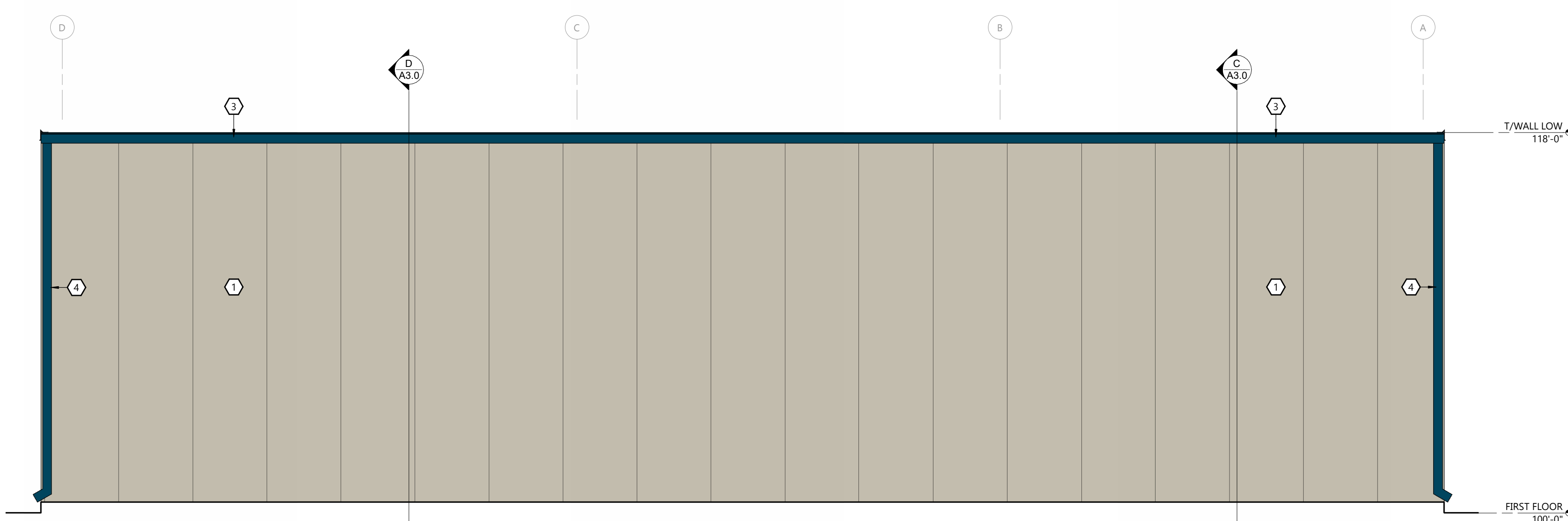
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"



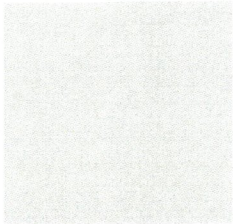
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

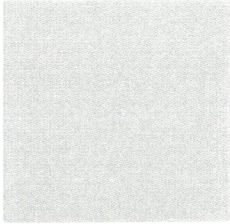




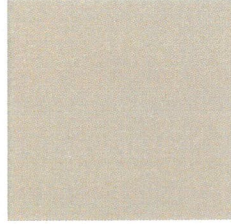
Standard SMP



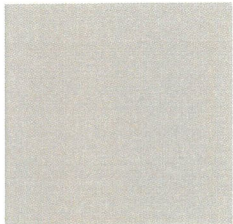
IMPERIAL WHITE
SR .70 | E .86 | SRI 85



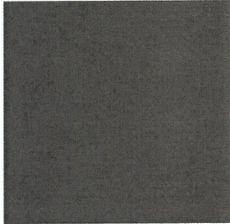
POLAR WHITE
SR .60 | E .87 | SRI 71



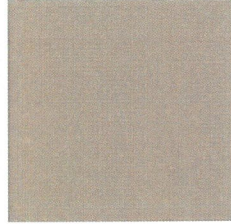
LIGHT STONE
SR .56 | E .87 | SRI 66



SANDSTONE
SR .60 | E .86 | SRI 71



BURNISHED SLATE
SR .32 | E .87 | SRI 33



SURREY BEIGE
SR .53 | E .86 | SRI 61

Thanks,

Please note that I will be on vacation August 3rd until August 17th.

Daniel St. Louis

Project Architect



100 Camelot Drive
Fond du Lac, WI 54935
920-322-1672 Direct
www.excelengineer.com

From: Kira Rogatnik <KRogatnik@awip.com>
Sent: Wednesday, July 15, 2026 1:04 PM
To: Daniel St Louis <daniel.stlouis@excelengineer.com>
Subject: Re: VM Follow up

{EXTERNAL EMAIL}

Hi Dan,

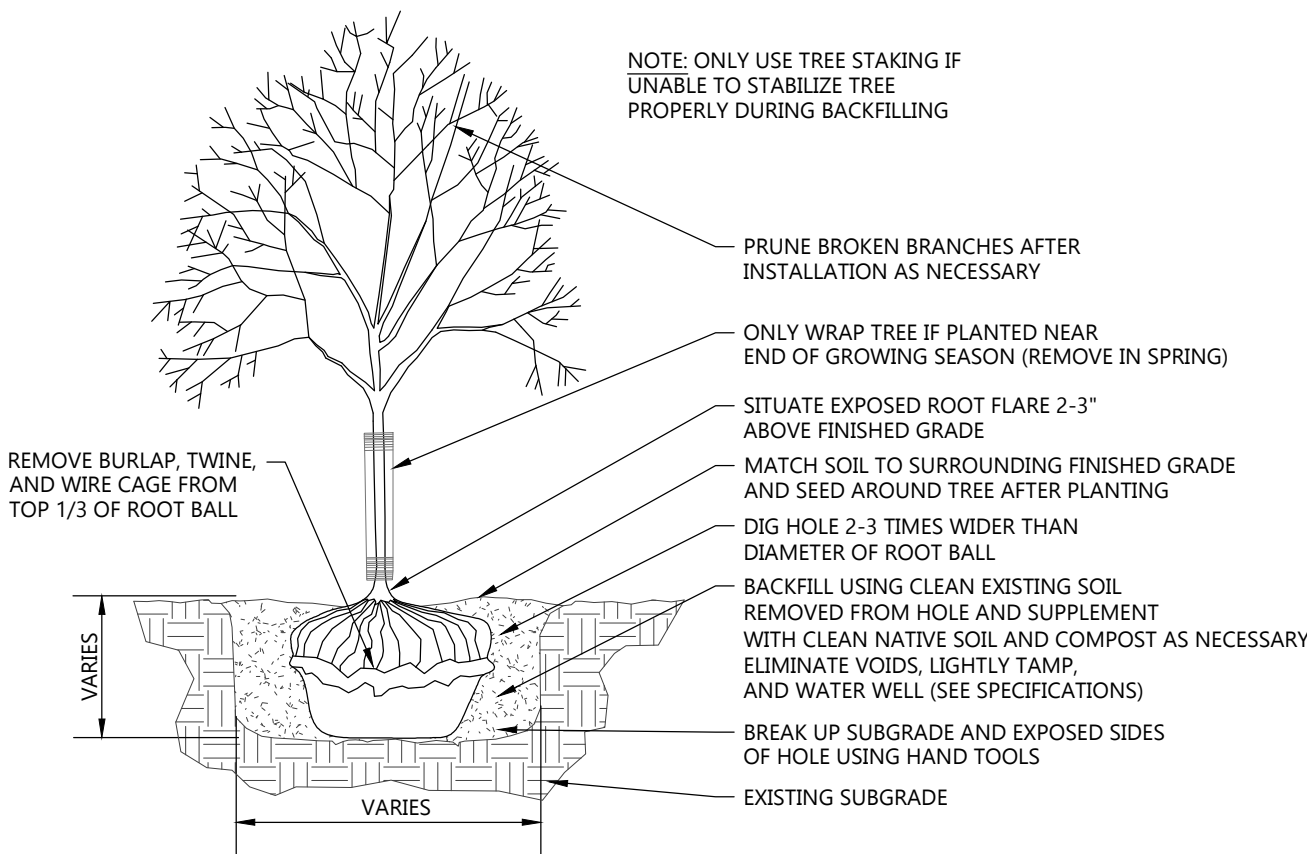
It was great speaking with you this morning. I appreciate the opportunity to assist you on your project. I've submitted the color chips and panel samples to be sent to your attn. I will send you the tracking info as soon I receive it.

PLANT SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	PLANTED SIZE	ROOT
<u>DECIDUOUS TREES</u>					
	Redmond Linden	Tilia americana 'Redmond'	2	2 1/2" CAL.	8&8
<u>ORNAMENTAL GRASSES</u>					
	Karl Foerster Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	6	1 GAL.	CONT.
<u>PERENNIALS</u>					
	Stella de Oro Daylily	Hemerocallis 'Stella de Oro'	6	1 GAL.	CONT.

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
FRONTAGE	- 1 TREE PER 30 LF OF FRONTAGE 164/30 = 5.46 TREES	3 EXISTING EVANGENAE TREES 2 PROPOSED DECIDUOUS TREES
FOUNDATION	- FOUNDATION LANDSCAPING SHALL BE PROVIDED AROUND THE EXTERIOR FOOTPRINT OF ALL BUILDINGS	LANDSCAPING PROVIDED AS REQUIRED

- SEE SHEET C0.2 FOR LANDSCAPE SPECIFICATIONS.
- ALL BARE DISTURBED SOIL OUTSIDE OF MULCH AREAS TO BE SEED.

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	STONE MULCH (MATCH EXISTING)
	SEEDED LAWN



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



CIVIL LANDSCAPE AND RESTORATION PLAN





TO: Red Wing Port Authority Board

FROM: Kyle Klatt, Director

Agenda Item No.: 8.C. Increased Allocation to the Sign, Awning, and Façade Grant Program

Meeting Date: August 4, 2026

ACTION REQUESTED:

Motion to Approve Increasing the Allocation of Funds to the Sign, Awning, and Façade Grant Program by \$10,000.

ATTACHMENT:

- Budget Update – Sign, Awning, and Façade Grants in 2026

BACKGROUND:

The Sign, Awning, and Façade program was created in its present form in 2017, and since that time the grant has evolved. The last amendment was made in 2023, which added stricter criteria on what would qualify for a sign grant. This was due to an influx of participants installing flat signs, which was not the original intent of the program. In the following years, there was a decrease in the use of the program. The Port Authority responded by increasing the maximum grant amount from \$2,500 to \$5,000 to help encourage more grant applications given the increased costs to comply with the updated requirements of the program.

This grant program is funded through the Port’s “Contractual Services” budget line item. In 2026, \$20,000 of the \$60,000 budgeted in this account has been set aside for sign, awning, and façade grants. Year to date, the Port has awarded grants through the program totaling \$17,302.21, leaving only \$2,687.79 for the remainder of the year.

DISCUSSION:

The Finance Committee met on July 15, 2026 to discuss the Sign, Awning, and Façade Grant Program and to consider allocating additional funds to the program to help provide additional opportunities for grants through the end of 2026. The Finance Committee is recommending that the Port Board allocate an additional \$10,000 from the Contract Services budget for the grant program in 2026.

BUDGET IMPACT:

As of the end of June 2026, there is \$18,770.11 remaining in the Contract Services line item, which should be sufficient to cover the additional \$10,000 allocated for Sign, Awning, and Façade grants. The proposed increase in the grant would not require any budget adjustments at this time.

RECOMMENDATION:

Staff and the Finance Committee are recommending the motion as stated in “Action Requested” above.

2026 PORT AUTHORITY BUDGETED \$20,000
LINE ITEM 236-46600-53105 CONTRACTUAL SERVICES

Updated July 2026

#	DOWNTOWN	REQUESTED	APPROVED	Type of	Notes
	NAME	AMOUNT	AMOUNT	Grant *	
1	North Star Sticking	\$1,400	\$1,400	sign	
2	Healthways Integrative	\$3,686	\$3,686	sign	
3	Engberg Properties	\$5,000	\$5,000	Façade	
4	Red Wing Framing	\$922	\$922	awning	
5	Man on the Water	\$1,335	\$1,335	sign	
6	Essential Chiropractic	\$4,959	\$4,959	façade sign	
7					
8					
9					
10					
11					
11					
TOTAL:		\$17,302.21	\$17,302.21		

TOTAL FUND BALANCE:

\$2,697.79



TO: Red Wing Port Authority

FROM: Kyle Klatt, Director

Agenda Item No.: 8.D. – Preliminary 2027 Tax Levy and Budget

Meeting Date: August 4, 2026

ACTION REQUESTED:

- 1) **Motion to Approve Resolution #351 (Certifying the RWPA Preliminary Property Tax Levy for Taxes Payable 2027); and**
- 2) **Motion to Approve Resolution #352 (Approving the RWPA Fiscal Year 2027 Budgets)**

ATTACHMENTS:

1. Resolution #351 – Preliminary Tax Levy for 2027
2. Resolution #352 – Preliminary Budget for 2027
3. Preliminary Port Authority Operating Budget for 2027
4. Operating Budget Notes 8/4/26
5. 2027 CIP Port Project Summaries

BACKGROUND:

The Port Authority is being asked to review and approve a preliminary tax levy and budget for 2027. Based on the City budget calendar, the Board must approve its preliminary levy in August followed by approval of a final budget in November. The Finance Committee met on July 15, 2026 to discuss the 2027 budget with staff and is not recommending any significant changes to the budget from the current year. Some of the specific comments from the Finance committee are included in the discussion section below. Staff is planning to walk through the proposed budget with the Board on August 4th. The most significant updates from the prior budget reflect uncertainty about the City's projected market values for next year and rising staffing costs. Consistent with a preliminary budget, there will be changes as more information is available later in the year as staff prepares a final budget before the November meeting. The overall organization and presentation of the budget follows the form used in the past few years, which eliminated and consolidated some line items.

The corresponding notes are intended to provide an explanation for the included amounts or to explain changes from the previous year's budget. The most significant difference from the earlier budgets is the lack of any transfers to capital project funds, all of which were completed

by the end of 2023. Any future expenditures related to these projects will now be tracked in the corresponding capital project account and will likely need to be updated once projects move closer to construction. The Port previously expected to receive funding for 100% of the cost for the two active projects in the CIP (the Little River Bulkhead repairs and Red Wing Grain mooring cluster replacement); however, due to the changing scope, lengthy environmental review process, and raising costs, the actual Port responsibility is still yet to be finalized for these projects. Staff is still working with the MN Ports Association to address the need for increased funding for the additional bulkhead repair work.

DISCUSSION:

Below are key discussion points for the 2027 tax levy and operating budget:

1. The proposed total operating budget for 2027 is \$741,257, which is an increase of 6.35% from the previous year. The bulk of this amount is related to an increase in personnel costs, contract services, and larger contribution to the redevelopment stimulus fund.
2. The City's Finance Director has not yet obtained an estimated maximum levy amount from the County. Staff is proposing to set a preliminary number that is 5% higher than the maximum levy amount from last year or \$610,547 to give the board some flexibility to lower it later. Once the Port sets the preliminary levy, it can be lowered before the final levy is set, but it cannot go higher than the preliminary number. Staff is therefore recommending the proposed number to provide the Port Authority room to keep the levy at its maximum amount or to lower it once the final valuations are determined. If the market value has increased more than 5% the Port would not be able to adjust the final level higher than the preliminary level. Staff has incorporated the proposed levy amount in the 2027 budget for discussion purposes. In previous years, the Port has varied its approach to its levy amount as illustrated in the following chart:

Port Levy History				
Payable	Port Levy	Max Levy	Difference	YOY Change
2017	\$385,561	\$385,825	\$264	-
2018	\$400,608	\$400,559	-\$49	3.90%
2019	\$345,311	\$400,799	\$55,488	-13.80%
2020	\$400,500	\$412,337	\$11,837	15.98%
2021	\$380,000	\$435,592	\$55,592	-5.12%
2022	\$387,500	\$443,700	\$56,200	1.97%
2023	\$512,620	\$512,620	\$0	32.29%
2024	\$504,770	\$504,770	\$0	-1.56%
2025	\$542,628	\$542,628	\$0	7.50%
2026	\$561,620	\$581,473	\$19,853	3.50%
2027	\$610,547	TBD	TBD	8.71%

3. The former line items for "improvements other than buildings (bulkhead)" and "land improvements (including west end program)" have been renamed due to the previous removal of capital items from the budget. The new categories are "transfer to capital funds (projects)" and "transfer to redevelopment stimulus fund" respectively to better reflect how they will be used going forward. These changes are explained further in the notes attached to the budget. The Port board should think about how it wants to set

aside funds for larger projects in the future, and how much (if any) of the fund balance could be used for development opportunities as they happen.

4. The Port's fund balance at the end of 2022 was \$1,143,659. With the transfers to capital project funds completed in 2023, the balance has been much lower in subsequent years, standing at \$670,981 roughly halfway through the year (this is prior to any property tax revenue being deposited into the Port's revenue account, which will move the balance closer to \$950,000). The 2027 budget as proposed would maintain or slightly increase the present level of the fund balance. The projected balance should be around 100% of the Port's 2027 budget at the end of next year. This percentage does not account for the balance in any capital or special spending accounts like the redevelopment stimulus fund. Please note that in general the Port has underbudgeted revenues and underspent on expenses over the last several years, which has resulted in an increase in the fund balance greater than the staff's preliminary projections.

Port Authority Fund Balances – June 2026:

Capital Improvement Funds	\$456,857
Redevelopment Stimulus Funds	\$506,379
Port Fund Balance	\$670,981
Total	\$1,634,217

5. In general, all operating budget expenditure line items are staying much the same with the following comments: a) "Special Events & Projects" has a \$50,000 allocation for the downtown partnership effort, which will be proposed to be matched again by the City in 2027; b) "transfer to redevelopment stimulus fund" would be set at \$100,000 (an increase of \$25,000 from last year) with the ability to transfer more in from Fund Balance, if needed, for specific projects; and c) "contract services" would increase \$5,000 to \$65,000 to continue to support the Sign, Awning, and Façade Grant, some outside consultant work, and to account for expenses for larger capital projects (such as feasibility studies, environmental issues, and engineering analysis) or land development support activities that are still uncertain in their timing or viability.
6. The Finance Committee is recommending a few actions that relate to the 2027 budget and beyond:
 - a. That staff provide reporting on the revenue and expenses associated with the Little River Bulkhead over the last several years to better understand its impact on the community and to help justify continued investment in the facility.
 - b. That the Board continue to advocate for additional staffing for the Port Authority. Staff is looking into the possibility of using some of the Office of Energy Transition grant to fund an economic development position that can help market and bring businesses into the community in 2027.
 - c. That the Harbor Committee review the need for a 5th mooring cluster and recommend whether or not this project should continue to be included in the Port's capital improvement planning budget.

For the five revolving loan fund preliminary budgets, staff made minor adjustments to the various revolving accounts from 2026 based on the last several years' activity (these accounts are not included in the attached spreadsheet because they will have no impact on the operating budget). Further evaluations by staff will be carried out before the final budget approvals in November and included with the Port's final budget review.

Staff is also attaching summaries for the various capital projects that have been requested under the Port Authority's area of responsibility in the Capital Improvement Plan (CIP). Please note that two port development projects have secured funding and have moved into the environmental review and construction phase.

RECOMMENDATION:

The motion identified previously in "*ACTION REQUESTED*".

RED WING PORT AUTHORITY

RESOLUTION #351

Certifying the Red Wing Port Authority's Preliminary Property Tax Levy for Taxes Payable 2027

WHEREAS, the Red Wing Port Authority is an Economic Development Authority according to MN State Statutes 469.053, created by the Red Wing City Council for the purpose of encouraging economic development, increasing tax base, promoting employment and enhancing the health, safety, and welfare of City residents; and

WHEREAS, the Red Wing Port Authority annually receives property tax funding pursuant to provisions of Minnesota Statutes 469.053, in order to achieve its purpose; and

WHEREAS, such property tax levy may be an amount not to exceed .01813 percent of the taxable market value of the City; and

WHEREAS, for preliminary property taxes payable 2027 this amount is estimated at \$610,547.

NOW, THEREFORE, BE IT RESOLVED, that the Red Wing Port Authority Board of Directors adopts the preliminary 2027 Property Tax Levy in the amount of \$610,547.

BE IT FURTHER RESOLVED, that the Red Wing Port Authority Executive Director is directed, in accordance with the Port Authority Enabling Resolution, to submit such preliminary 2027 Property Tax Levy request to the Council Administrator in a timely manner such that the Council Administrator may submit such to the City Council for review and approval as part of the City budgetary process.

Adopted this 4th day of August, 2026 by the Red Wing Port Authority Board.

Red Wing Port Authority

Attest:

President, Paul Reding

Director, Kyle Klatt

RED WING PORT AUTHORITY

RESOLUTION #352

Adopting the Preliminary 2027 Red Wing Port Authority Budget

WHEREAS, Minnesota State property tax law specifies timetables to comply with various requirements; and

WHEREAS, the City of Red Wing Port Authority's Enabling Resolution specifies timetables to comply with various requirements.

NOW, THEREFORE, BE IT RESOLVED, that the Red Wing Port Authority Board of Directors does hereby certify the attached proposed budget for 2027 shown as EXHIBIT A; and

BE IT FURTHER RESOLVED, that the Red Wing Port Authority Executive Director is directed to convey this Resolution to the Council Administrator in compliance with the Red Wing Port Authority Enabling Resolution and the City of Red Wing budget calendar.

Adopted this 4th day of August 2026 by the Red Wing Port Authority Board.

Red Wing Port Authority

ATTEST:

President, Paul Reding

Director, Kyle Klatt

RED WING PORT AUTHORITY OPERATING BUDGET
Fiscal Year 2027 (Beginning 1/01/27) - DRAFT 8/4/26

236-00000	Acct. #	TOTAL REVENUES	2026 Budget	2027 BUDGET	Notes
	41010	Property Taxes	\$561,620	\$610,547	A
	xxx	Intergovernmental	\$0	\$0	
	xxx	Charges for Services	\$0	\$0	
	43599	State Grants & Aids - Other (Port Assist)	\$0	\$0	B
	46230	Miscellaneous Revenue (Ind. Leases)	\$135,000	\$135,000	C
	49999	Transfer from Genral Fund	\$0	\$0	D
		TOTAL REVENUE	\$696,620	\$745,547	

236-46600	Acct. #	TOTAL EXPENDITURES	2025 Budget	2026 BUDGET	Notes
	51105-51505	Wages, Salaries and Benefits	\$5,275	\$5,275	
	52105-52299	Office Accessories, Copying, Printing, Etc.	\$2,000	\$2,000	
	52405	Small Tools	\$500	\$500	
	53100	Administration Services	\$21,565	\$24,800	
	53101	Administrative Services - Other (Salaries)	\$252,553	\$263,918	E
	53105	Contractual Services	\$60,000	\$65,000	F
	53120-53125	Engineering and Legal Services	\$500	\$500	
	53150	IT Services	\$15,113	\$15,264	
	53165	Public Works Labor	\$2,000	\$2,000	
	53199	Other Professional Services	\$30,000	\$30,000	G
	53205	Telephone	\$2,300	\$2,300	
	53210	Postage	\$500	\$500	
	53305	Travel	\$1,500	\$1,000	
	53310	Lodging	\$1,500	\$1,000	
	53320	Meals	\$1,200	\$1,200	
	53325	Mileage	\$0	\$0	
	53330	Registration & Tuition	\$2,500	\$3,000	
	53345	Vehicle Allowance (in 56101, Transfer)	\$0	\$0	
	53410	Marketing & Promotion	\$60,000	\$60,000	H
	53455	Legal Notices Publishing	\$500	\$500	
	53499	Other Printing & Binding	\$0	\$0	
	53505	Insurance Premiums	\$3,750	\$3,750	I
	53555-53599	Electricity / Water / Other Utilities	\$0	\$0	
	53605-53699	Building / Maintenance / Repairs (Dredging)	\$50,000	\$50,000	J
	53710	Building Rentals & Leases	\$33,000	\$33,000	K
	53904	Dues & Memberships	\$13,500	\$14,000	
	53906-53907	Subscriptions / Books	\$750	\$750	
	53920	Loan Expenses	\$0	\$0	
	53950	Real Estate (Property) Taxes	\$0	\$0	L
	53990	Special Events & Projects (Invest Ptshp)	\$50,000	\$50,000	M
	53999	Other Miscellaneous	\$1,500	\$1,000	
	54150	Transfer to Capital Funds (Projects)			N
	-	Little River Bulkhead Repairs	\$0	\$0	
	-	Levee Mooring Cluster Dolphins	\$0	\$0	
	-	River Channel Sediment Control	\$10,000	\$10,000	
	-	Riverboat and Protection Dolphin Cell	\$0	\$0	
	56491	Transfer to Redevelopment Stimulus Fund	\$75,000	\$100,000	O
		TOTAL EXPENDITURES	\$697,006	\$741,257	

* Fund Balance *

6/30/2025
\$670,981.42

RESERVE TRANSFER REQUIREMENT	-\$386	\$4,290
PROJECTED ACTUAL		\$675,271

DISCUSSION NOTES – 08/4/26

PRELIMINARY PORT AUTHORITY 2027 OPERATING LEVY & BUDGET

- A. The City has not yet received the preliminary 2027 market value information from the County needed to estimate the maximum potential Port Authority levy for next year. To establish a number for drafting a budget, staff is recommending an increase of 5% from the maximum levy amount from last year (not the actual amount levied) based on conversations with the City's Finance Department. Last year's maximum levy amount was \$581,473. Please note that the final Port levy was well below this amount at \$561,620 which was a 3.5% increase from the prior year. If the Board agrees with Staff's recommendation, the proposed increase for 2027 would be 8.7% from 2026. The proposed number should only be considered a placeholder until the County releases final market value information. Please keep in mind that the Port cannot increase levy once the preliminary number is adopted (the levy can be lowered, however). Levying up to the maximum amount will help the Port continue to plan for larger waterway capital projects, fund business retention and recruitment efforts, and support redevelopment activities.
- B. Previous operating budgets before 2024 contained revenue sources that were tied to Capital Improvement Projects (CIP). These included potential PDAP (State Grants and Aids) and Federal Highway Funds. All such revenues have been removed from the operating budget and are now tracked under their separate Capital Fund accounts. The City has two active agreements (redevelopment grant and demolition loan) with MN DEED for project reimbursements. These projects will be tracked under this line item; however, grant revenues are not budgeted since we do not know in which year the payments will be requested by the developer.
- C. The Port is no longer receiving revenue from two leases with Red Wing Grain and ARTCO that previously brought in revenues of approximately \$25,000 due to their inability to use mooring facilities that are in poor condition or located in areas of sedimentation. Additionally, with continued uncertainty about water levels and sediment in the Little River potentially impacting the ability transport materials from the Port's bulkhead, staff is recommending keeping this amount the same as last year. Actual lease revenues were \$193,320.65 in 2022, \$172,355 in 2023, \$157,106 in 2024, \$154,712 in 2025, and \$50,709 partway through 2026. The amount collected so far in 2026 is very similar to amount collected at the same time in 2025.
- D. This item was pervious labeled as a fund balance transfer; however, the City's finance department has noted that it should not be budgeted as a revenue item. It has since been renamed and now reflects transfers from the general fund to support Port activities. In the past, this was used to track monies transferred for river sediment work and for the City's contributions to the downtown investment fund. Consistent with the notes above, any capital contributions from the general fund will no longer be tracked in this item; the Port's contribution to the downtown investment fund is listed as an operating expense.

- E. Administrative Services is used to transfer money to the City's general fund to cover the Port's portion of salaries for employees of the Community Development Department. One-third of the Community Development Director and three-fourths of the Port Manager salaries are included in this amount. Since 2024, the Port is covering one quarter of the community and economic development facilitator position as well. The same percentages are included in the 2026 budget with estimated increases due to rising labor costs and the updated union contracts.
- F. The sign, awning, and façade grant program has historically been funded by this line item in the budget, up to \$20,000 with an additional \$10,000 potentially being allocated in 2026. Staff has been also using this category for expenses related to longer-term (multiple month) contracts with consultants like New History. The New History contract in 2025 for general services totaled \$8,859 and is around \$15,576 for far in 2026. With the increased usage of the grant program in 2026, staff is recommending that the Board allocate an additional \$5,000 to this budget category.
- G. General Professional Services is proposed to stay the same as last year at \$30,000. This amount now also includes professional expenses that were formally tracked as capital budget items, but for which no capital account has yet been established.
- H. Staff is proposing to keep this budget category at the same \$60,000 level as last year to continue to help fund the Port's ongoing branding and marketing efforts. With encumbered funds, the Port still has around \$80,000 devoted to developing a marketing plan later in 2026; with ongoing marketing expenses this will leave roughly \$50,000 for ongoing work in 2027.
- I. Insurance Premiums are not expected to change significantly from last year.
- J. To help better plan for emergency dredging needs and other maintenance expenses associated with the Port's aging waterway infrastructure (including the Little River Bulkhead and storage pad), the Board budgeted \$50,000 under this item last year. Staff is recommending the same amount for 2027. The need for dredging and the amount of these potential expenses are very difficult to predict from year to year; however, sedimentation continues to be an ongoing issue for maintaining access to the Little River Bulkhead. If the Board moves forward with the Jefferson School purchase in later 2026, there will likely be some holding costs that will need to be covered in 2027.
- K. No changes in lease rates are expected in 2027 so this has been kept the same as 2026.
- L. The Port Authority does not currently own any property that would be required to pay property taxes in 2027, and staff does not anticipate making any such acquisitions or changes over the next year.
- M. This proposed expenditure for 2027 includes a contribution to the Downtown Investment Partnership of \$50,000 from the Port, to include (equal or more) contributions from the City and local foundations.
- N. The budget includes a line item for Transfers to Capital Funds (Projects) that will track the contribution from the Port's operating budget to support larger improvements (other than

buildings). The Port's funds for these projects would typically be used as the required matching contribution percentage for grants or other aid given the size of the projects. All previously supported projects were listed in the 2023 budget; all transfers were completed by the end of 2023. The Port has been budgeting \$10,000 a year for the last several years to help with initial planning work on a potentially larger river sediment control project.

- O. The operating budget includes a line item for transfers into a land improvement and redevelopment fund called the redevelopment stimulus fund. Over the last several years, the intent of this budget item was to set aside funds for larger redevelopment projects and to ensure that money would be available and dedicated to support land development and redevelopment opportunities as they arose. The Port's acquisition of 115 Dakota Street is an example of a project supported by this fund. The Port has also used this fund to support grant opportunities like the West End Business Assistance Program and is using it to cover expenses related to the due diligence work for the Jefferson School property. The CIP is not typically used for projects that are uncertain to occur; therefore, a separate project fund outside of the CIP has been created for this purpose. With a projected increase in the levy for 2027 staff is recommending that the allocation to this fund be increased to \$100,000. As of June 2027, there is \$506,379 in this account with up to \$50,000 potentially being used to support the Jefferson School redevelopment efforts.

Levee Mooring Cluster Dolphins - Red Wing Grain Barge Fleeting

Overview

Request Owner	Kyle Klatt, Community Development Director
Department	Port Authority
Form Type	Capital Improvement
Request Type	Port Authority
Project Number	PORT 22-03

Description

The existing four barge mooring clusters are an extension of Red Wing Grain's river barge dock wall adjacent to the main shipping channel of the Mississippi River. The granary, dock facility and mooring clusters are located near Red Wing's downtown north of US Hwy 61. The mooring clusters were originally placed and constructed in (circa) 1958 for river barge mooring to help facilitate corn and soybean export by river barge. They have been leased to the granary and have been in continuous use for over 60 years. The granary uses the mooring clusters to fleet fully laden grain barges after they have been loaded. A contract tugboat then moves the loaded barges to a down river fleet staging area for future transport.

In November of 2019, a down river barge tow lost control at Mississippi River Mile 791.5 and impacted the piling clusters. In the aftermath of the collision, the Port contracted with a specialized marine engineering consultant to conduct an above and below waterline inspection of the mooring clusters. The inspection identified steel strapping damage to piling cluster #2 and several piles out of alignment. The inspection also brought attention to critical failures of piling cluster #1, non-impact related. Four out of seven piles in cluster #1 were sheared at the mudline and further inspection and assessment was warranted of the balance of the mooring piling clusters, #3 and #4. Repair of piling cluster #1 and #2 was forestalled for the past two years due to the pandemic, lack of contractor availability and funding concerns.

The Port recently completed (May 2022) a reinspection of all the piling clusters. The engineering report identified several problematic issues and failures with the mooring clusters. Also, the piling clusters have become misaligned with the granary's dock wall and vary from 7'-0" to 12'-0" closer to shore. It has been determined that all four piling clusters have reached the end of their expected life cycle and replacement of the facility, in accordance with current engineering standards, has been recommended. The granary has been notified that using the existing piling clusters should be undertaken with extreme caution and use of pile cluster #1 should be avoided.

The project has eligibility for either federal or state Port Development Assistance Program (PDAP) funding of up to 80%.

Supplemental Attachments

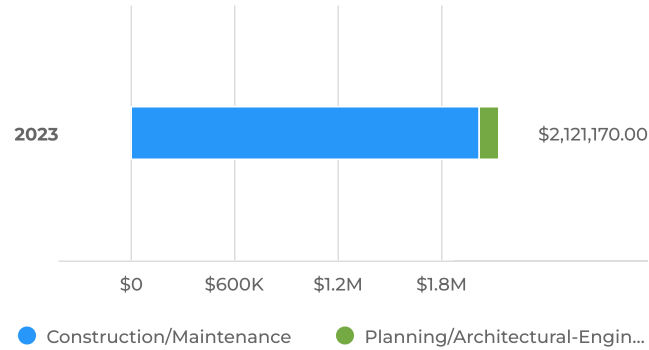
 **2022 MARAD Port Infrastructure Development Program** (</resource/cg-prod-v2/projects/documents/1e7eeac64fc3b0306c33.pdf>)

Bulkhead Rehabilitation and Barge Mooring Cluster Replacement grant application

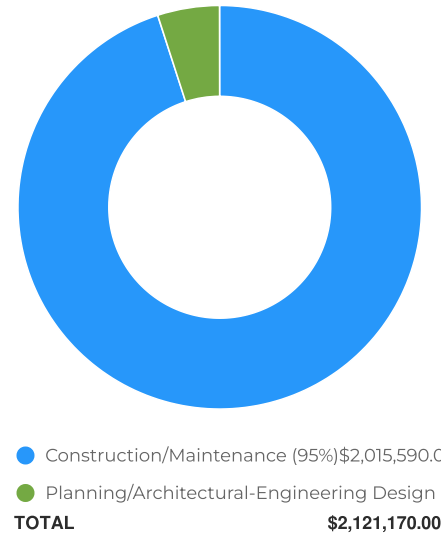
Capital Cost

Total Historical	FY2023 Budget	Total Budget (all years)	Project Total
\$21,875	\$2,121,170	\$2.121M	\$2.143M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

Capital Cost	Historical	FY2023	Total
Planning/Architectural-Engineering Design	\$21,875	\$105,580	\$127,455
Construction/Maintenance	\$0	\$2,015,590	\$2,015,590
Total	\$21,875	\$2,121,170	\$2,143,045

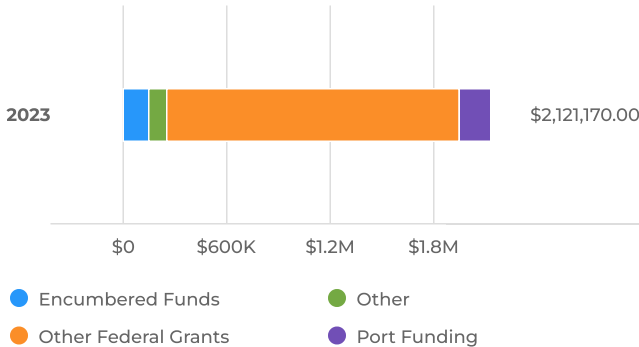
Funding Sources

FY2023 Budget
\$2,121,170

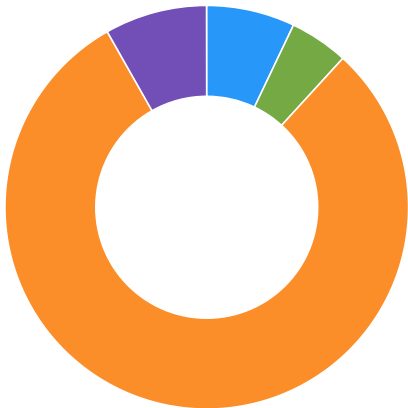
Total Budget (all years)
\$2.121M

Project Total
\$2.121M

Funding Sources by Year



Funding Sources for Budgeted Years



● Encumbered Funds (7%)	\$150,000.00
● Other (5%)	\$100,000.00
● Other Federal Grants (80%)	\$1,697,224.00
● Port Funding (8%)	\$173,946.00
TOTAL	\$2,121,170.00

Funding Sources Breakdown		
Funding Sources	FY2023	Total
Encumbered Funds	\$150,000	\$150,000
Other Federal Grants	\$1,697,224	\$1,697,224
Port Funding	\$173,946	\$173,946
Other	\$100,000	\$100,000
Total	\$2,121,170	\$2,121,170

Little River Bulkhead Repairs

Overview

Request Owner	Kyle Klatt, Community Development Director
Est. Start Date	05/01/2023
Department	Port Authority
Form Type	Capital Improvement
Request Type	Port Authority
Project Number	PORT 19-01

Description

This is the Port of Red Wing's Industrial riverfront bulkhead. The facility provides the one and only active point of entry for products to be loaded and/or unloaded along the Mississippi River in the city limits. The Port Authority has existing leases with Xcel to utilize the bridge and storage pad that supports the operations at the bulkhead. Currently, USG depends on this bulkhead for its operations.

The bulkhead dock is 300 feet long by 32 feet wide and has a slab elevation 17 feet above the normal water elevation of 667.0 feet. The structure consists of a reinforced concrete slab supported by concrete encased steel beams and steel frames spaced 15'-0" apart. Riprap and rubble cover the sloping bank beneath the structure.

Age, wear and tear on the Little River Bulkhead requires repair work. Currently, the dock wall is used for unloading raw materials and building materials from barges. A wheeled crane is operated on the platform to unload barges. In July 2021, an investigation of the existing condition of the bulkhead and dock was conducted and a report summarizing the findings was provided. The surface of the concrete deck is spalled and reinforcing exposed in numerous locations. At some locations, the waterside end of the concrete encased steel beams is spalled, exposing the encased steel beam. Additionally, some of the horizontal timbers that are intended to protect the structure from barge impact are missing or damaged..

Federal or State Port Development Assistance funds can potentially fund 80% of the total cost. Therefore, 20% of the estimated cost would be Port funded. Applications for construction funding assistance will or have been submitted.

Supplemental Attachments

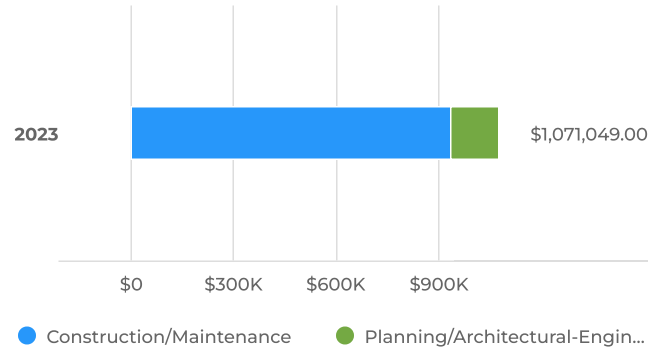
 **2022 MARAD Port Infrastructure Development Program** (</resource/cg-prod-v2/projects/documents/8673933c670b68fa4616.pdf>)

Bulkhead Rehabilitation and Barge Mooring Cluster Replacement grant application

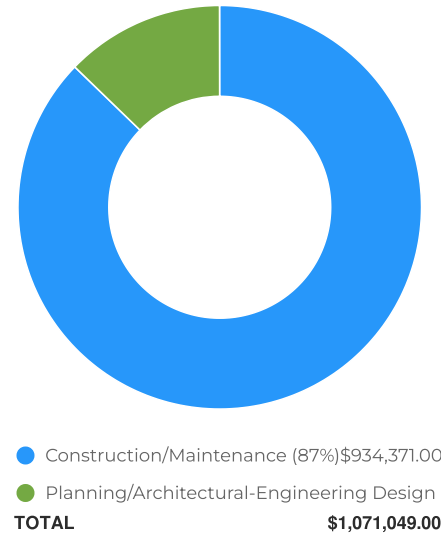
Capital Cost

Total Historical	FY2023 Budget	Total Budget (all years)	Project Total
\$23,003	\$1,071,049	\$1.071M	\$1.094M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

Capital Cost	Historical	FY2023	Total
Planning/Architectural-Engineering Design	\$23,003	\$136,678	\$159,681
Construction/Maintenance	\$0	\$934,371	\$934,371
Total	\$23,003	\$1,071,049	\$1,094,052

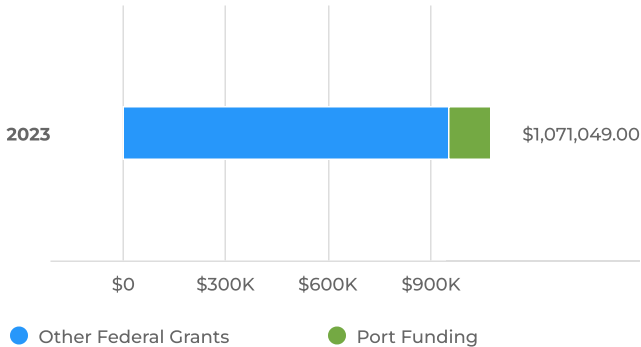
Funding Sources

FY2023 Budget
\$1,071,049

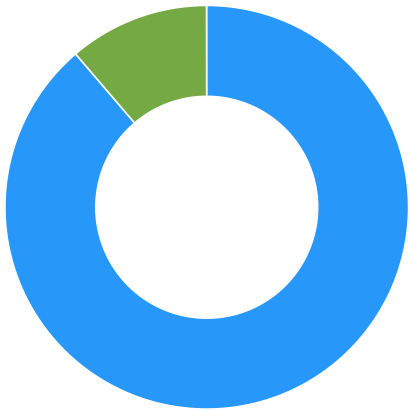
Total Budget (all years)
\$1.071M

Project Total
\$1.071M

Funding Sources by Year



Funding Sources for Budgeted Years



Other Federal Grants (89%)\$950,437.00

Port Funding (11%)\$120,612.00

TOTAL**\$1,071,049.00**

Funding Sources Breakdown		
Funding Sources	FY2023	Total
Other Federal Grants	\$950,437	\$950,437
Port Funding	\$120,612	\$120,612
Total	\$1,071,049	\$1,071,049

Red Wing Port Authority - Upper Harbor Bulkhead Rehabilitation

Overview

Request Owner	Kyle Klatt, Community Development Director
Est. Start Date	01/01/2027
Department	Port Authority
Form Type	Capital Improvement
Request Type	Port Authority
Project Number	PORT 27-01

Description

In 2022 City staff engaged a professional marine engineering consultant to inspect and provide a preliminary estimate for the rehabilitation of the Port Authority's Upper Harbor Barge Bulkheads. Although rarely used for industrial activity, the facility is operational and needs to be maintained in a safe and operable condition. Currently, the bulkheads are leased by ARTCO, a river barge fleet company.

The project is to perform a new assessment inspection (preliminary engineering report) due to the condition of the structure. It is recommended that the additional underwater inspection be completed in 2027 (5 years), for approximately \$15,000.

In 2028, it is recommended that an application for MnDOT PDAP funding be applied for 80% of the construction costs, matched by Port Authority funding. Note, PDAP funding will not cover any preliminary or design engineering costs. Those upfront costs are the responsibility of the Port Authority.

Appendix B, Historical Drawings Sheets 2 through 6 is on file in the Projects Capilta Project File.

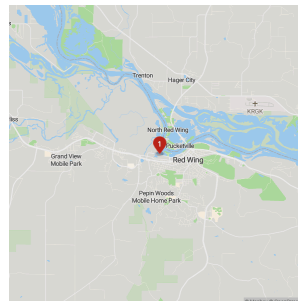
Images



Upper Harbor Bulkheads

Aerial view of the Upper Harbor Bulkheads

Location



Supplemental Attachments

Engineering Report of the 2022 inspection and assessment of the Upper Harbor Bulkheads

 APPENDIX A: AMI Drawings S1.0 to S2.0 (6 Sheets To(/resource/cg-prod-v2/projects/documents/68eb27198b96a5aab0b.pdf)

 Report Appendixices C and D - Inspection results a(/resource/cg-prod-v2/projects/documents/ab2f9602f07fbd40c243.pdf)

Capital Cost

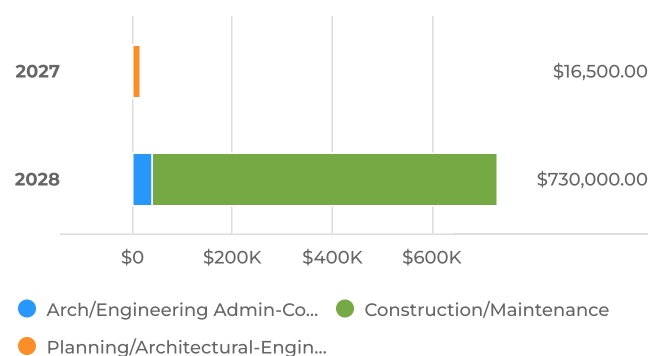
Total Budget (all years)

\$746.5K

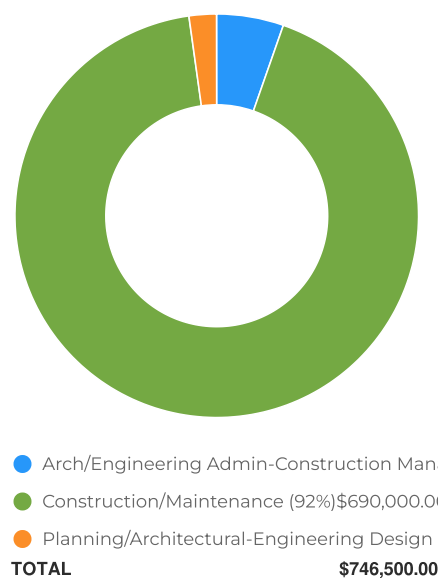
Project Total

\$746.5K

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown

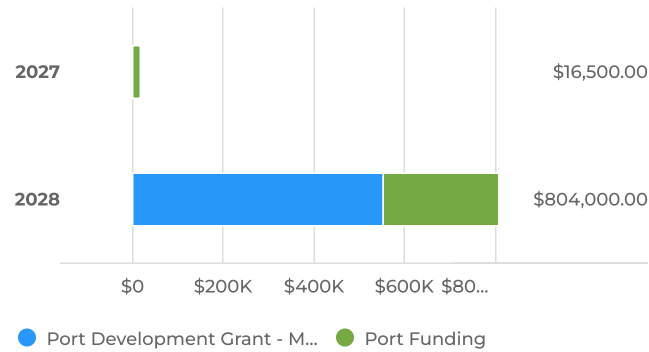
Capital Cost	FY2027	FY2028	Total
Planning/Architectural-Engineering Design	\$16,500	\$0	\$16,500
Arch/Engineering Admin-Construction Management	\$0	\$40,000	\$40,000
Construction/Maintenance	\$0	\$690,000	\$690,000
Total	\$16,500	\$730,000	\$746,500

Funding Sources

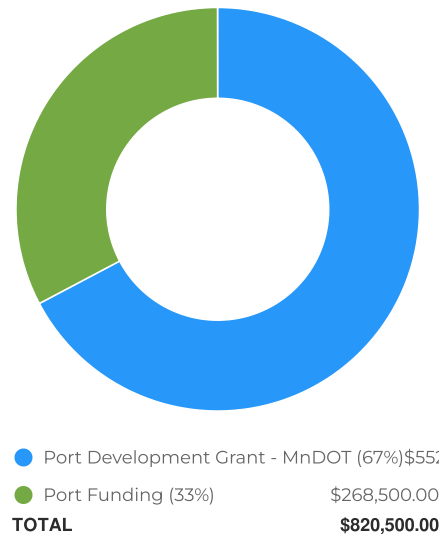
Total Budget (all years)
\$820.5K

Project Total
\$820.5K

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown

Funding Sources	FY2027	FY2028	Total
Port Development Grant - MnDOT	\$0	\$552,000	\$552,000
Port Funding	\$16,500	\$252,000	\$268,500
Total	\$16,500	\$804,000	\$820,500

River Channel Sediment Control - CP# 441

Overview

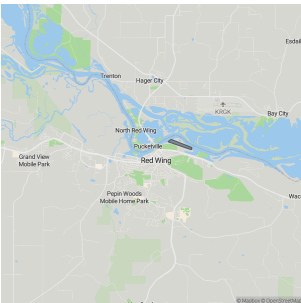
Request Owner	Kyle Klatt, Community Development Director
Est. Start Date	06/01/2022
Est. Completion Date	12/01/2027
Department	Port Authority
Form Type	Capital Improvement
Request Type	Port Authority
Project Number	PORT 22-04

Description

Due to more frequent (emergency) dredging near the Port Authority's bulkhead and the City's Colvill marina in the Little River channel, a plan should be developed to determine measures to control sedimentation. This work would be in conjunction with the DNR and Corp of Engineers.

The 'Grant' not otherwise classified is state funding from covid relief, the American Rescue Plan state allocation.

Location



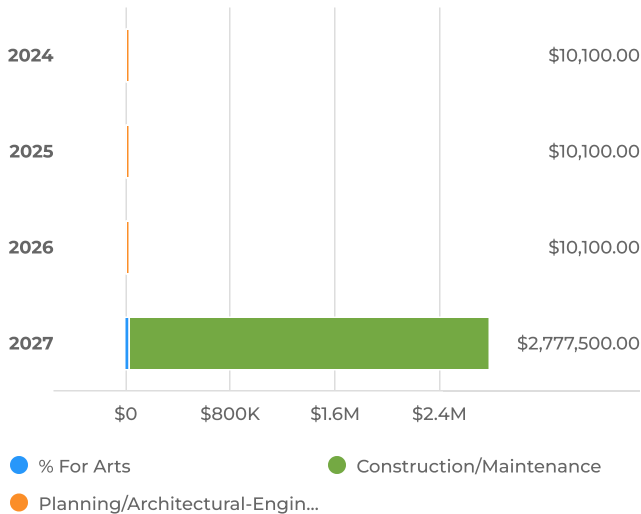
Capital Cost

FY2024 Budget
\$10,100

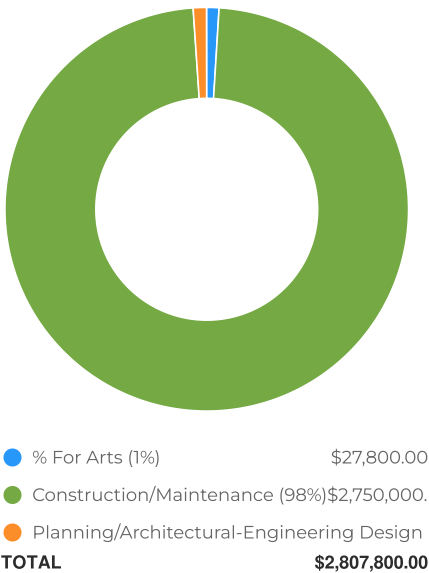
Total Budget (all years)
\$2.808M

Project Total
\$2.808M

Capital Cost by Year



Capital Cost for Budgeted Years



Capital Cost Breakdown					
Capital Cost	FY2024	FY2025	FY2026	FY2027	Total
Planning/Architectural-Engineering Design	\$10,000	\$10,000	\$10,000	\$0	\$30,000
Construction/Maintenance	\$0	\$0	\$0	\$2,750,000	\$2,750,000
% For Arts	\$100	\$100	\$100	\$27,500	\$27,800
Total	\$10,100	\$10,100	\$10,100	\$2,777,500	\$2,807,800

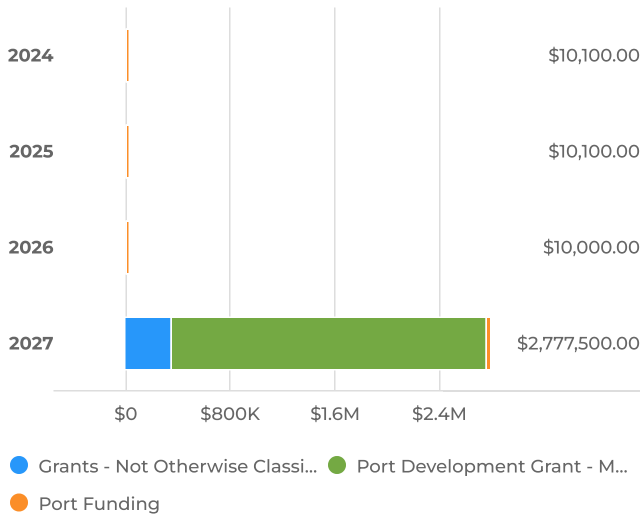
Funding Sources

FY2024 Budget
\$10,100

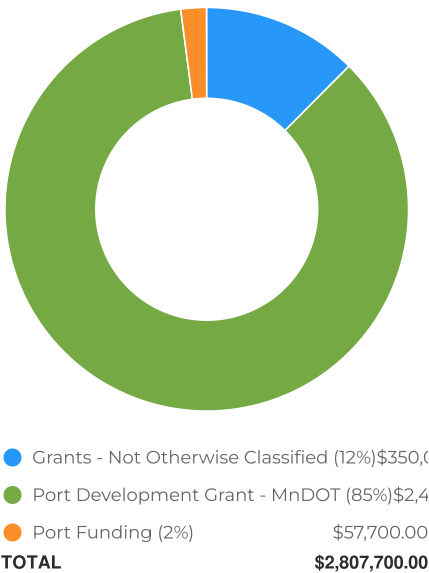
Total Budget (all years)
\$2.808M

Project Total
\$2.808M

Funding Sources by Year



Funding Sources for Budgeted Years



Funding Sources Breakdown					
Funding Sources	FY2024	FY2025	FY2026	FY2027	Total
Grants - Not Otherwise Classified	\$0	\$0	\$0	\$350,000	\$350,000
Port Development Grant - MnDOT	\$0	\$0	\$0	\$2,400,000	\$2,400,000
Port Funding	\$10,100	\$10,100	\$10,000	\$27,500	\$57,700
Total	\$10,100	\$10,100	\$10,000	\$2,777,500	\$2,807,700

Riverboat Docking and Levee Dock Protection Dolphin Cell

Overview

Request Owner	Kyle Klatt, Community Development Director
Department	Port Authority
Form Type	Capital Improvement
Request Type	Port Authority
Project Number	PORT 23-01

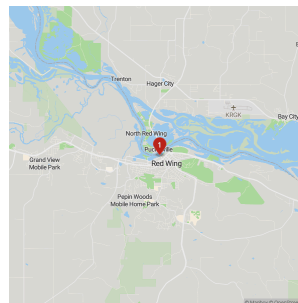
Description

Due to space limitations, two commercial riverboat passenger vessels can utilize the newly rehabilitated dock wall along Levee Park at the same time. With the dramatic increase in riverboat cruise stops at the City's passenger riverboat dock the City would like to explore the possibility of installing an in-water mooring structure upstream of the existing dock wall. The additional mooring structure would potentially allow for three commercial riverboat passenger vessels to utilize the dock wall at the same time.

In addition, the in-water mooring structure would be sized to accommodate the largest commercial passenger riverboat which currently operates on the upper Mississippi River. The structure would be positioned to allow for vessel mooring and passenger loading/unloading operations at Levee Park. A gangway or small access platform to the mooring structure will also likely be necessary for mooring operations. Another primary benefit of the in-water mooring structure is having it positioned and designed to deflect any debris which could affect/impact dock operations along Levee Park.

The project is eligible for MnDOT's Port Development Assistance Program. The economic benefit costs analysis will most likely establish a positive return on the public funding investment. The program will provide up to 80% of eligible costs.

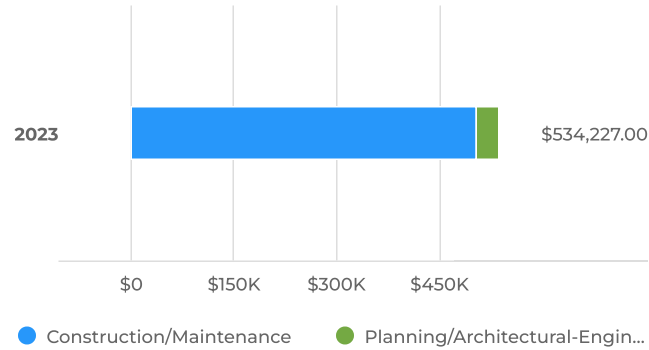
Location



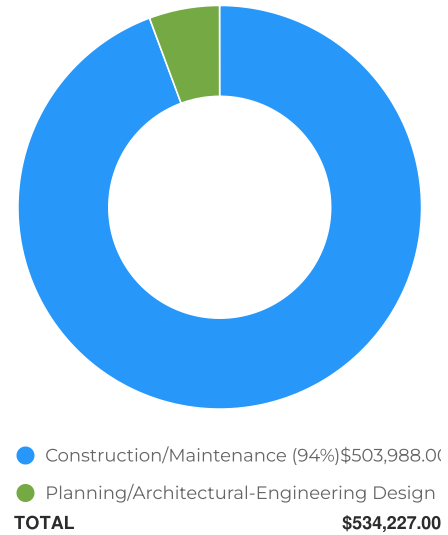
Capital Cost

Total Historical	FY2023 Budget	Total Budget (all years)	Project Total
\$14,850	\$534,227	\$534.227K	\$549.077K

Capital Cost by Year



Capital Cost for Budgeted Years



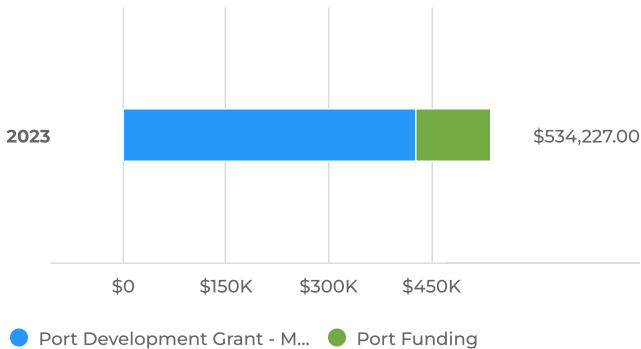
Capital Cost Breakdown

Capital Cost	Historical	FY2023	Total
Planning/Architectural-Engineering Design	\$14,850	\$30,239	\$45,089
Construction/Maintenance	\$0	\$503,988	\$503,988
Total	\$14,850	\$534,227	\$549,077

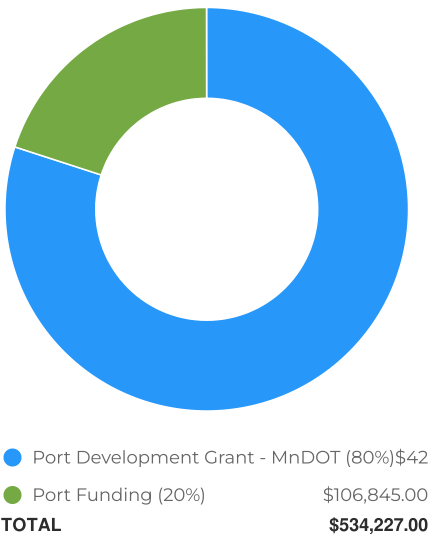
Funding Sources

Total Historical	FY2023 Budget	Total Budget (all years)	Project Total
\$14,850	\$534,227	\$534.227K	\$549.077K

Funding Sources by Year



Funding Sources for Budgeted Years



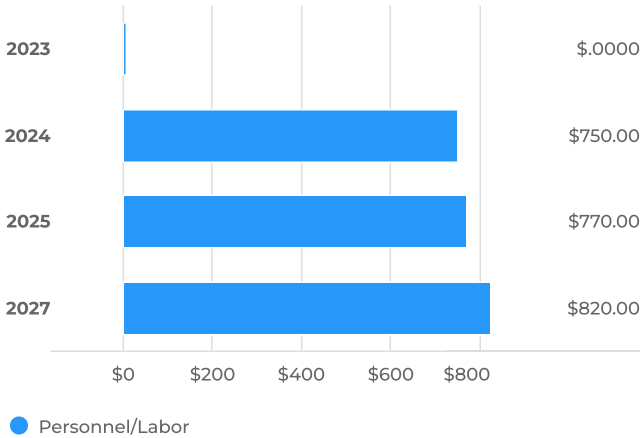
Funding Sources Breakdown			
Funding Sources	Historical	FY2023	Total
General Fund	\$7,425	\$0	\$7,425
Port Development Grant - MnDOT	\$0	\$427,382	\$427,382
Port Funding	\$7,425	\$106,845	\$114,270
Total	\$14,850	\$534,227	\$549,077

Operational Costs

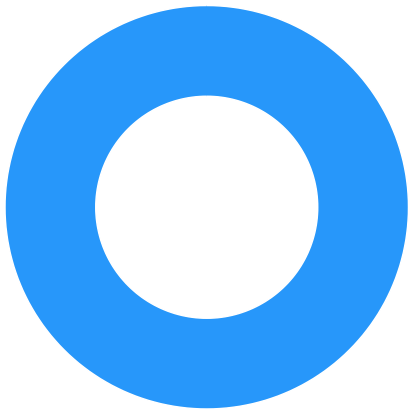
Total Budget (all years)
\$2.34K

Project Total
\$2.34K

Operational Costs by Year



Operational Costs for Budgeted Years



● Personnel/Labor (100%)
TOTAL

\$2,340.00
\$2,340.00

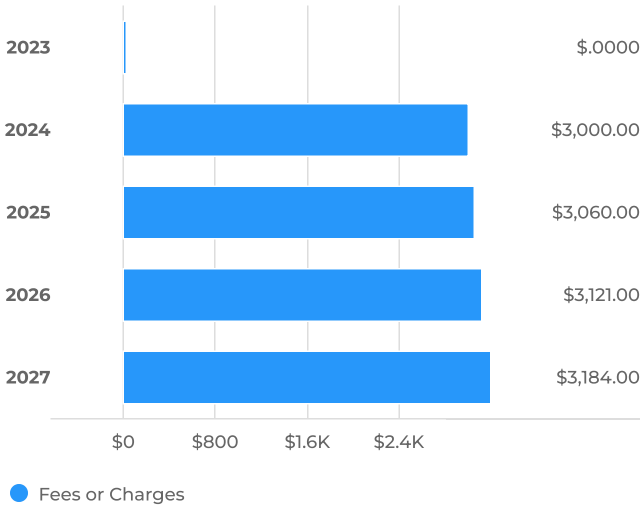
Operational Costs Breakdown					
Operational Costs	FY2023	FY2024	FY2025	FY2027	Total
Personnel/Labor	\$0	\$750	\$770	\$820	\$2,340
Total	\$0	\$750	\$770	\$820	\$2,340

Operating Revenue

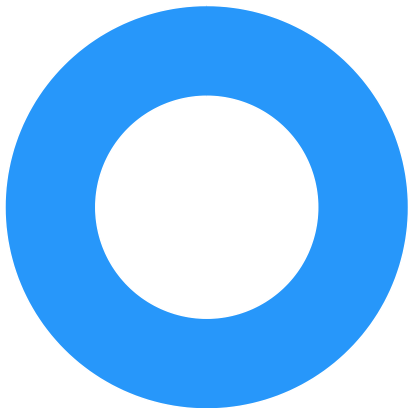
Total Budget (all years)
\$12.365K

Project Total
\$12.365K

Operating Revenue by Year



Operating Revenue for Budgeted Years



TOTAL **\$12,365.00**

Operating Revenue Breakdown						
Operating Revenue	FY2023	FY2024	FY2025	FY2026	FY2027	Total
Fees or Charges	\$0	\$3,000	\$3,060	\$3,121	\$3,184	\$12,365
Total	\$0	\$3,000	\$3,060	\$3,121	\$3,184	\$12,365



TO: Red Wing Port Authority Board
FROM: Kyle Klatt, Director
Agenda Item No.: 9.A. Community Development Director's Report
Meeting Date: August 4, 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.

Fleischmann Maltery Redevelopment

The TIF Agreement for the project was executed by the City and developer on July 20th. In addition, the developer has entered into a contract with a local demolition company to begin demolition work on the building in the middle of August. The City received an additional extension from the Minnesota Department of Employment and Economic Development (DEED) for the start of demolition work with deadlines for completion of specific milestones to remain in compliance with the terms of the grant agreement, which included the TIF Agreement and demolition contract. The next major milestone that needs to be achieved is the start of demolition work on or before August 14th.

Central Research Property Update

Staff submitted an initial request for reimbursement through the DEED loan for the demolition work and will be submitting a second and final request within the next two weeks. Staff is also expecting to complete a final inspection of the site early next week and will release the final payment to the contractor upon completion of the inspection, barring any unexpected issues on the site. Staff is still planning to work with MnDOT later this summer to replat the western property boundary of the site along Highway 19. Additionally, the City Council and Port Authority are expected to have further conversations about the site upon the completion of the City's Land Feasibility Analysis (see below).

Jefferson School Property Update

The Port Authority reviewed and approved a Request for Proposals (RFP) at its July 7th meeting to solicit development proposals for the site. The RFP has been posted on the City's website and sent to a targeted list of developers including those initially asked to comment on the site. July 31st was the deadline to provide a letter of interest in submitting a proposal for

the project, as of the end of the day on the 31st, the Port Authority has received eight letters of interest. Staff has arranged tours of the building and site with three of the parties that have responded to date. Questions concerning the property are due by August 21st, with final proposals due on September 10th.

Dredging Update

As discussed during the Port's July meeting, dredging will be needed at the Little River Bulkhead. We had hoped to hold off until fall; however, the situation has worsened. Shari was notified again this week by our bulkhead operator that they are experiencing extremely low water levels, making it increasingly difficult for barges to reach the bulkhead wall. As an example, it took ARTCO approximately three hours to maneuver a USG Interior barge to the wall due to the low water conditions.

LS Marine will be conducting a survey of the area and preparing a cost estimate for the required dredging work. We will provide an update once the survey and estimate have been completed.

Little River Bulkhead Update

As previously discussed, the change in project scope from rehabilitation to full replacement of the Little River Bulkhead has created a funding gap for the project. Staff continues to pursue funding opportunities to help address this gap. Efforts to date have included discussions regarding participation by the bulkhead operator, additional funding through the Port Development Assistance Program (PDAP), and most recently, determining the project's eligibility for a Congressionally Directed Spending request. Staff will continue to pursue all available funding opportunities to minimize the local financial impact and keep the project moving forward.

Land Feasibility Analysis Project Update

The consultants have been working to complete the land constraints analysis and are now moving into the market analysis section of their report. This work is intended to identify the areas most suitable for development and redevelopment within the City (or outside the City for longer-term growth) and will include a consideration of different development scenarios for each area under consideration. This work is expected to play a significant role in the upcoming updates to the 2040 Community Plan and City Council 2027 Strategic Plan.

Mississippi River Waterway - Economic Development and Public Investment Analysis

Staff recently participated in a kick-off meeting for this project with the project consultants. The first phase of the project will include data collection and analysis before moving on to an evaluation of the waterway and airport facilities. The project is expected to be completed prior to the end of the year.

Next Meeting. The next regular meeting of the Port Authority is scheduled for Tuesday, September 1, 2026, at 4:30 PM.

Attachments: None