

Red Wing Port Authority 2022 Annual Report



Staff

Kyle Klatt (Community Development Director / Executive Director), Shari Chorney (Port Authority Manager), Melissa Baartman (Community & Economic Development Facilitator – Position Open Since March 2022).

Port Authority Board

Ralph Rauterkus (President), Beth Flattum (Vice President), Andrew Petersen (Treasurer), Evan Brown (Secretary and City Council), Jay Wardle, Becky Norton (City Council) and Pam Dahl.

Harbor Commission

William Simmons (President), Wylie Wilson (Vice President), Jerry Cook, Mike Hill, Ron Collett, Paige Anderson, Greg Genz (Ex-Officio), Michael Hosfeld, Shari Chorney (Staff Liaison), Joe Melson (Staff Liaison), Lynn Nardinger (Staff Liaison).

Major Accomplishments

1. The Port Authority completed a process to select a developer for the former Bauer Built Tire site at 1511 Old West Main Street. The Port considered final proposals from two development groups and elected to work with Rebound Partners towards a sale and redevelopment of the building on 2023.
2. The Port Authority created a Tax Increment Financing (TIF) Plan and TIF Agreement for redevelopment of the former Mike's Barbershop property into a new 36-unit apartment building and small commercial space at 312-314 West 4th Street. Port staff successfully applied for and secured a DEED grant of \$205,000 for the project.
3. The Port Authority participated in the 2022 Red Wing Redevelopment Challenge, helped select the winner of the challenge, and recommended an award of \$50,000 from the Downtown Investment Fund for the Hallstrom's redevelopment project.

4. Site clearing work at 115 Dakota Street was completed and the site has been retained as a land-holding strategy for future redevelopment opportunities.
5. The Port's Marketing Subcommittee continued to work with Perception INK to further develop a marketing plan and program. The consultant created a list of strategies that could be employed and created five story outlines to be used in future marketing and outreach efforts. This work is ongoing and will be further discussed in 2023.
6. The Port Authority completed an update of the sign and awning grant program to further clarify the minimum requirements for the program and encourage higher quality designs. This work was also done in anticipation of an update to the City's sign ordinance.
7. The Port Board agreed to fund a parking study for downtown Red Wing. Work began on the study with the formation of an internal staff review committee and completion of initial surveys documenting the current parking supply and demand for parking in downtown.
8. The Port Authority and Harbor Commission both voted to transition the Harbor Commission to a Committee starting in 2023. The Harbor Commission reviewed a structural analysis for the Continental Grain/Levee Mooring Clusters and reviewed new leases for the marinas.
9. The Port Board approved new leases with Xcel Energy related to the Port's continued use of the storage pad adjacent to the Little River Bulkhead facility.
10. Port staff revised the job description for the Economic Development Facilitator position and posted the position for internal candidates. No internal candidates applied for the position, which is expected to be filled in early 2023.
11. Port Staff helped plan for and participated in a moderator-led retreat with the City's various economic development partners. The result of the retreat was a renewed interest in identifying projects of shared interest between the participating organizations.
12. The Port Authority commenced business retention visits after a long break in visits due to COVID. Staff visited five businesses towards the end of 2022.
13. The Port Board approved one Public Relations matching grant totaling \$5,000 to the Anderson Center.
14. The Port Authority issued matching grants worth \$20,045 that assisted eleven businesses in the Sign, Awning & Façade Grant Program. All available funds for these grants were used in 2022.
15. Staff and the Port Authority continued working with its operator for the Little River Bulkhead (CD Terminal), which successfully moved 146,682 tons of product across the bulkhead, including Slag, Rebar, Scrap Metal, Salt, Coke, and Cotton Seed (compared to 115,019 tons in 2021).

16. The Harbor Commission/Committee and Port Authority saw an increased number of riverboats stopping in Red Wing once again in 2022 as operations returned to pre-COVID levels. There were 27 visits from eight boats during the year.
17. The Port Authority continued to utilize the Harbor Commission for input and recommendations on various marina/waterfront topics, including review of a preliminary river modeling report for the Little River Bulkhead area and the potential addition of new boat slips at Colvill Park.
18. The Port Authority continued to provide support for the completion of the Old West Main Street project, and Port staff provided feedback concerning parking improvements in back of the former Bauer Built Tire building.
19. Staff and a the Port's Strategic Committee continued to meet with local foundation representatives on supporting further downtown redevelopment and renewal. The committee (along with foundation representatives) worked with developers considering the former Associated Bank building and other potential project sites in downtown.
20. The Port Authority extended its contract with New History to provide professional technical assistance on the former Bauer Built site RFP process and on current/future downtown redevelopment opportunities.
21. The Port Authority Board developed and approved a 2023 budget of \$1,064,878 with a tax levy increase to \$512,620; the Port's 2022 year-end fund balance (as of November 2022) was \$1,143,659.
22. The Port Authority participated in various meetings with the Minnesota Ports Association, developing a state capital bonding request to the state legislature for 2023. Red Wing identified four projects related to improvements at the Little River Bulkhead, repair/replacement of the Red Wing Grain dolphins, adding a mooring cluster near the Levee wall for riverboats, and completing river modeling and potential waterway improvements. The combined total estimated cost of all port waterway improvements is \$6,516,446 (with expected 80% bond financing or federal grants).
23. Port Staff worked with the City's CIP Manager to submit a request for federal grant assistance for the Little River Bulkhead repair and other waterway projects. The grant application was not successful, but staff plans for resubmit in 2023 incorporating feedback from the application process.
24. The City of Red Wing welcomed Heimie's Haberdashery into the space former occupied by Jopsephson's in downtown. The Port provided a loan from its IRP program to assist with building renovations and the purchase of new equipment for the business.