

# Opportunity Winona

City of Winona  
Port Authority

07/25/2016

{Edition 2, Volume 1}

## *Finding the right partner for an important new project*

### **Port Authority Seeks Development Partners for 60 Main Street**

#### **About the site**

**The Port is actively seeking partners to develop the 60 Main Street parking lot.**

For years the Port has maintained ownership of the parking lot at 60 Main Street (across from Jeffersons). When the citizens of Winona worked with staff on the City's Comprehensive Plan in 2007 the plan called for a more defined entrance into Levee Park from Main Street along with the development of the Port-owned roughly 1 acre parking lot at 60 Main Street. Currently the City is finalizing plans to create that entrance into Levee Park.

#### **What is the Port looking for in a Development Partner?**

- First and foremost we are looking for a partner with a project idea that will esthetically compliment the pedestrian entry to Levee Park. The development needs to include public-oriented spaces on the street level.
- There needs to be a plan to incorporate public parking at the development site. There are currently just over 100 public parking spots at the 60 Main Street location.

- The development at the site will need to be sensitive to viewsheds of the river and Levee Park.
- The materials used in the proposed development will need to compliment the architecture and materials used in the buildings of Historic Downtown Winona.

#### **How will the Project Proceed:**

The Port Authority of Winona will distribute a Request for Proposals on the project. After significant amount of "due diligence" on the site we have determined that the site has only minor environmental and soils issues.

These issues should not prohibit the type of development we would like to see happen on the site.

The next steps would be to:

- Review the responses from our Request for Proposals to determine which proposals best fit our criteria
- Of those that fit our criteria, Port staff will determine if the respondents have the qualifications and financial resources to complete the project
- The Port will then seek feedback from the public on the proposals to determine which, if any, development proposals would work for the site
- If we find a development that will complement our downtown

- efforts, we will work with to enter into a formal partnership
- If we do not receive a proposal that seems to fit our plans, the Port retains the right to reject all proposals and either seek other development options or leave the site "as is".

The Port knows that the 60 Main Street site is an important way for the Opportunity Winona to make a positive impact at an important time. If proposed projects don't seem to fit the City's and Opportunity Winona's vision, we are committed to being patient to find the right development ideas and partners to support Winona.

**OPPORTUNITY  
WINONA**  
A Community Partnership

We've all heard the term Public/Private Partnership tossed about, but what exactly does it mean. It essentially is searching for the best way for government and business to work together to provide the public with quality goods, services and facilities at the best value.

That is the cornerstone of the Opportunity Winona. The City, the Port and its Opportunity Winona Partners looking for partnerships to bring investment, ideas, energy and excitement to our downtown.

## Winona Friendship Center Accreditation

In May of this year the Winona Friendship Center, located in downtown's Masonic Temple building, became Minnesota's only nationally accredited senior center. Congratulations to all involved, keep up the good work!



## NEW RAIN GARDEN NEW PARTNERSHIP

If you have ever parked in the Port-owned parking lot behind the Bluff Country Co-op after a heavy rain or a spring thaw, you know there has been a problem with drainage. Water pools in the lot and in the spring, it often turns into a skating rink.

As Bluff Country Co-op made plans to expand, they approached the Port looking for solutions to both fix the drainage problem and responsibly deal with the stormwater generated by the development in the block. The easiest choice would be to re-grade the lot and funnel the stormwater into the City's storm sewer network. Instead it was decided to incorporate a rain garden into the project. The garden is designed to act as a filter for the stormwater prior to entering into the storm sewer network.

A partnership began to form:

- The Port and the City applied to the Minnesota Pollution Control

Agency (MPCA) and received a grant for roughly one half of the funding to re-grade, reconfigure and resurface the parking lot while developing a spot for a rain garden to filter the water.

- The City committed funds to match the MPCA grant.
- The City Engineering Department completed the necessary survey work and designed the project.
- The Bluff Country Co-op has agreed to plant and care for the plantings in the rain garden.

The grading and paving project is in progress and will most likely be ready for rain garden development in early August.

The end project will be a well-drained user friendly parking lot with an oasis of greenery in the middle which quietly and effectively filters contaminants from the stormwater. To top it off, it will also provide a great place to park your bike while you do a little shopping.

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## Lessons from the Duluth Revival



On Wednesday, September 21<sup>st</sup>, Opportunity Winona in partnership with Downtown Main Street and Winona County Economic Development will be hosting former Duluth Mayor Don Ness for luncheon and workshop on Lessons from the Duluth Revival and the parallels between Duluth and Winona.

**Wednesday, September 21<sup>st</sup>**  
**Lunch Presentation: 12:15**  
**Workshop: 1:15 to 3:00 PM (free and open to the public)**

**To Register:**

[info@winonachamber.com](mailto:info@winonachamber.com)  
**507.452.2272**



## New Roof at Masonic Temple



In late June, partners in the Opportunity Winona initiative gathered on the roof of the Masonic Temple to celebrate the start of the critical roof repairs on the City-owned theater/senior center. The \$528,000 project will not only include a new roof for the facility, it will include reinforcement of roof trusses that will help to structurally "shore up" this important community asset.

A proposed public/private partnership with private/nonprofit Hurry Back Productions for use of the theater space the building is in the works. If this partnership comes to fruition, look for new private sector investment into the facility. Located in the heart of the area identified as the arts district in Winona's Comprehensive Plan, the space would play host to a mixture of music and theatrical performances.

The Masonic Temple/Theater Project would undoubtedly help Downtown Winona to become both a daytime and nighttime destination to citizens and visitors. Please watch for more improvements happening at the Masonic Temple. Here's hoping it will serve as a gathering spot for citizens of Winona for another 100 years.

## Other Opportunity Winona News:

### Big Muddy Brew n' Que:

[www.bigmuddybrewnque.com](http://www.bigmuddybrewnque.com)

Sunday, September 4<sup>th</sup>, mark your calendar and plan to spend your day on the shores of the Mississippi River. Winona Downtown Main Street will host the 1<sup>st</sup> Annual Big Muddy Brew n' Que in Winona's Levee Park. This Kansas City Barbeque Society certified BBQ competition will include:

- Professional and local BBQ'ers competing for over \$10,000 in prizes
- Microbrew tasking for those over age 21
- Live Entertainment

Come hungry, come thirsty, and come ready for a great time. Sunday, September 4<sup>th</sup>.



### Island City Brewing Company:

[www.islandcitybrew.com](http://www.islandcitybrew.com)



Winona Native, Colton Altobell and his business partner Tommy Rodengen are big beer fans. They are working daily on their brewery/tap house at 65 East Front Street. The brewery, which will also offer non-alcoholic choices, is designed to be family friendly. While waiting on final government approvals, the folks at Island City are busy perfecting their favorite recipes.

Look for Island City Brewing Company to open this fall.

### Nate & Ally's Frozen Treat Creations:

[www.natenallys.com](http://www.natenallys.com)

If you are in the mood for a decadent treat, stop by the recently opened Nate & Ally's at 109 East Third Street. The building is just one of several Historic Tax Credit Projects in Winona's Downtown. The beautifully restored building is home to:

- 18 flavors of soft serve including, but not limited to, yogurt, custard and gelato
- A 50 plus flavor topping bar
- 8 flavors of hard ice cream

And, if that isn't enough, and don't you think it otta' be

- An exquisite selection of lovingly handmade pie - Stockholm Pie Company

You deserve a treat today. Stop by Nate and Ally's!



If you would like to become an Opportunity Winona Partner or would like to contribute to our next news letter, please visit:

[www.opportunitywinona.ccom](http://www.opportunitywinona.ccom)

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