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**AGENDA**  
**PORT AUTHORITY**  
**TUESDAY, JULY 15, 2025**  
**CITY HALL COUNCIL CHAMBERS**  
**4:30 PM**

1. Roll Call
2. Approval of Minutes of the April 30, 2025 Meeting
3. Approve of Claims for Payment April 11, 2025 – July 3, 2025 (Tom Dankert)
4. Review of June 30, 2025, Unaudited Financial Statements (Tom Dankert)
5. SMIF Presentation
6. Future Opportunities for Downtown Discussion (Jason Baskin)
7. Strategic Road Map Discussion (Jason Baskin)
8. Executive Director Report (Craig Clark)
9. Any Other Business
10. Closed Session – a portion of the meeting will be closed under Minn. Stat § 13D.05, subd. 3(c) for the purpose of considering offers to sell an interest in real property. There are three properties. The first parcel is located at 34.905.0060, the second parcel is located at 34.905.0010 and the third parcel is located at 34.009.0080.
11. Adjourn



**MINUTES**  
**PORT AUTHORITY REGULAR MEETING**  
**WEDNESDAY, APRIL 30, 2025**  
**4:30 P.M.**  
**CITY COUNCIL CHAMBERS**

**Members Present:** Commissioners Jason Baskin, Lee Bjorndal, Geoff Smith, Kris Heichel, Michael Bednar, Jeff Austin, and Tim Ruzek.

**Members Absent:** None.

**Staff Present:** Port Authority Executive Director Craig Clark.

**Others Present:** Craig Popenhagen and Sterling Shatek of CLA (Auditors), John Garry of the Development Corporation of Austin.

President Baskin called the meeting to order at 4:30 p.m.

**Item #2. – Approval of minutes of the April 30, 2025 special meeting:** Motion by Commissioner Heichel, seconded by Commissioner Austin to approve the minutes of the April 30, 2025 special meeting. Carried 7-0.

**Item #3. – Claims for Payment:** Claims paid from January 4, 2025 through April 10, 2025 noting in total, payments made were \$705.55.

Motion by Commissioner Austin, seconded by Commissioner Bednar to approve the claims for payment as presented. Carried 7-0.

**Item #4. – Preliminary Audit Report Presentation:** The final audit is all signed off and ready to be printed noted Mr. Popenhagen. No exceptions noted during the audit.

- On page 12 the Walker Building lease is up at the end of 2025, so only one year of lease shown here.
- On page 14 comparing revenues and expenses, in 2023 the Port Authority expended funds in 2024 for infrastructure related to the Harty Mechanical building, hence driving up the 2024 expenses.
- Page 14 shows a net loss of \$762,818, but depreciation is \$712,626 of that loss, on paper.
- On page 15 the cash position only decreased by \$56,065 leaving the Port Authority is still strong in its cash position at year-end.
- There will be a slight change on Note 4 on Capital Assets as depreciation will be broken out by asset class.

Motion by Commissioner Smith, seconded by Commissioner Austin to approve the preliminary audit report as presented. Carried 7-0.

**Item #5. – Impact Austin Comprehensive Plan Presentation:** John Garry, Executive Director at the Development Corporation of Austin (DCA) discussed the massive effort to update the comprehensive plan for the City of Austin. Impact Austin is coordinating this effort throughout the community. Mr. Garry went through his PowerPoint presentation, noting Impact Austin is advocating for Austin through this coordinated effort.



Mr. Garry discussed different districts, including the downtown district and culture/arts corridor.

President Baskin questioned how the Port Authority can support these efforts. Mr. Garry noted getting people and projects downtown would have a huge impact.

**Item #6. – Ag land lease for 25 acres:** Mr. Clark noted he has been working with John Trihus to lease the 25 acres of land along 14<sup>th</sup> Street NE for hay and growing vegetables. Adjustments could be done based on development or unworkable land. Originally, we looked at a three-year lease, but we are now focusing on a four-year lease, with annual rental revenues of:

- \$5,625 in 2025
- \$5,625 in 2026
- \$6,250 in 2027
- \$6,250 in 2028

Motion by Commissioner Austin, seconded by Commissioner Bednar to approve the land lease with John Trihus for the 25 acres located along 14<sup>th</sup> Street NE. Carried 7-0.

**Item #7. – NuTek MIF Reporting:** Mr. Clark gave an update of a \$325,000 from the State, to the Port Authority then to NuTek, for which NuTek was to create 35 jobs. However, they have only created 30 jobs, even after the one-year extension. Mr. Clark noted the pay rate is higher than required by the state for those 30 jobs.

Mr. Clark noted they have submitted the report to the state and are waiting to see what they want us to do to close out that grant.

For informational purposes only.

**Item #8. – Executive Director Report:** Mr. Clark noted we have received a proposal for a new lease from International Paper for which they would like two, one-year extensions with an option for two more years after that. The rate International Paper has proposed a rate increase of 2% annually. The Port Authority approved a consultant called NAI Legacy to review lease rates and facilities in Austin, but unfortunately NAI Legacy has gone “radio silent” and is not communicating with us. Mr. Clark noted he would like approval to work with Ryan Noland to gauge market rates. Commissioner Bjorndal noted Ryan would be a good source for this.

Mr. Clark noted stump grinding at the 25-acre and 13-acre site will be completed by mid-May.

John Garry also gave a presentation at the Chamber meeting that looks at inflows and outflows of jobs from Austin. Please review at your leisure.

The City Council also is looking into a drainage study from MnDOT that might want to use the 13-acre site for a retention pond, and this might be able to be used for our 25-acre site as well. No decisions have been made.

The Walker Building roof is in rough shape, so we are getting estimates and alternatives to replace the roof in 2025/2026.



We are still waiting for the Certificate of Occupancy and the reporting of the 5 new jobs required as part of that land deal.

Commissioner Smith noted his first impression of the 2% offer from International Paper seems low.

Discussion ensued on the 13-acre site and retainage ponds.

For the next meeting, President Baskin noted we should look to see how we are doing on our Mission and Vision statements.

**Item #9. – Any other business:** None.

**Item #10. Adjournment:** With no further business, motion by Commissioner Austin, seconded by Commissioner Bjorndal to adjourn the meeting at 5:23 pm. Carried 7-0.

Approved: \_\_\_\_\_

President: \_\_\_\_\_

Secretary: \_\_\_\_\_



# Claims for Payment



Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

## Council Check Summary

4/11/2025 - 7/3/2025

Check #	Date	Amount	Supplier / Explanation	PO#	Doc No	Inv No	BU	Obj	Sub	Subledger	Account Description	BU Description	Co	Dept	D
<b>86734</b>	<b>4/24/2025</b>		<b>102509 CHARTER COMMUNICATIONS</b>												
		40.00	WALKER BLDG	00122754	146897	175464801041425	46560	6321			Communications	Port Authority Walker Bui	66000	115	
		40.00													
<b>86742</b>	<b>4/24/2025</b>		<b>100376 D &amp; G ACE HARDWARE</b>												
		8.99	DROPCLOTH/HOSE	00125232	146961	140671	46560	6402			Repair and Maint. - Structur	Port Authority Walker Bui	66000	115	
		8.99													
<b>86760</b>	<b>4/24/2025</b>		<b>100642 HARTY MECHANICAL INC</b>												
		2,039.40	WALKER BLDG REPR ON INDUCE	00250088	146861	1022359	46560	6402			Repair and Maint. - Structur	Port Authority Walker Bui	66000	115	
		2,039.40													
<b>86801</b>	<b>4/24/2025</b>		<b>106638 RUNNING SUPPLY INC</b>												
		14.99	SPRAY GLUE	00125233	146975	3762423	46560	6402			Repair and Maint. - Structur	Port Authority Walker Bui	66000	115	
		14.99													
<b>86849</b>	<b>5/8/2025</b>		<b>100160 AUSTIN UTILITIES</b>												
		6.92	19383-001 1300 27TH AVE NW SIG		147329	APRIL 2025	46510	6386			Utilities	Port Authority General	66000	115	
		6.92													
<b>86850</b>	<b>5/8/2025</b>		<b>100760 AUSTIN, JEFFREY</b>												
		35.00	APRIL 2025 PORT AUTH MEET		147200	APRIL 2025	46510	6306			Personnel Services	Port Authority General	66000	115	
		35.00													
<b>86854</b>	<b>5/8/2025</b>		<b>108535 BASKIN, JASON</b>												
		35.00	APRIL 2025 PORT AUTH MEET		147203	APRIL 2025	46510	6306			Personnel Services	Port Authority General	66000	115	
		35.00													
<b>86858</b>	<b>5/8/2025</b>		<b>100994 BEDNAR, MICHAELL</b>												
		35.00	APRIL 2025 PORT AUTH MEET		147204	APRIL 2025	46510	6306			Personnel Services	Port Authority General	66000	115	
		35.00													
<b>86860</b>	<b>5/8/2025</b>		<b>104907 BJORN DAL, LEE</b>												
		35.00	APRIL 2025 PORT AUTH MEET		147205	APRIL 2025	46510	6306			Personnel Services	Port Authority General	66000	115	
		35.00													
<b>86869</b>	<b>5/8/2025</b>		<b>100263 CRC INC</b>												
		7.58	CENTRAL STATION SECURITY	00005372	147234	184518	46560	6402			Repair and Maint. - Structur	Port Authority Walker Bui	66000	115	
		7.58													
<b>86896</b>	<b>5/8/2025</b>		<b>107348 HEICHEL, KRIS</b>												
		35.00	APRIL 2025 PORT AUTH MEET		147209	APRIL 2025	46510	6306			Personnel Services	Port Authority General	66000	115	
		35.00													
<b>86927</b>	<b>5/8/2025</b>		<b>101108 MOWER COUNTY TREASURER</b>												
		32.00	DITCH ASSESSMENT	TD250073	147302	34.012.0010	46510	6390			Property Taxes	Port Authority General	66000	115	
		14.00	DITCH ASSESSMENT	TD250073	147303	34.156.0020	46510	6390			Property Taxes	Port Authority General	66000	115	
		14.00	DITCH ASSESSMENT	TD250073	147304	34.156.0040	46510	6390			Property Taxes	Port Authority General	66000	115	



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## Council Check Summary

4/11/2025 - 7/3/2025

Check #	Date	Amount	Supplier / Explanation	PO#	Doc No	Inv No	BU	Obj	Sub	Subledger	Account Description	BU Description	Co	Dept	D
		58.00	DITCH ASSESSMENT	TD250073	147305	34.156.0100	46510	6390			Property Taxes	Port Authority General	66000	115	
		154.00	DITCH ASSESSMENT	TD250073	147306	34.156.0110	46510	6390			Property Taxes	Port Authority General	66000	115	
		14.00	DITCH ASSESSMENT	TD250073	147307	34.156.0050	46510	6390			Property Taxes	Port Authority General	66000	115	
		34.00	DITCH ASSESSMENT	TD250073	147308	34.156.0070	46510	6390			Property Taxes	Port Authority General	66000	115	
		60.00	DITCH ASSESSMENT	TD250073	147309	34.156.0090	46510	6390			Property Taxes	Port Authority General	66000	115	
		98.00	DITCH ASSESSMENT	TD250073	147310	34.161.0010	46510	6390			Property Taxes	Port Authority General	66000	115	
		11,650.00	WALKER BLDG TAXES 2025	TD250072	147301	34.009.0080	46560	6390			Property Taxes	Port Authority Walker Bui	66000	115	
		12,128.00													
<b>86942</b>	<b>5/8/2025</b>		<b>110639 QUADIENT FINANCE USA INC</b>												
		3.00	PORT		147323	3608	46510	6322			Postage and Freight	Port Authority General	66000	115	
		3.00													
<b>86946</b>	<b>5/8/2025</b>		<b>103347 RUZEK, TIM</b>												
		35.00	APRIL 2025 PORT AUTH MEET		147220	APRIL 2025	46510	6306			Personnel Services	Port Authority General	66000	115	
		35.00													
<b>86953</b>	<b>5/8/2025</b>		<b>107550 SMITH, GEOFF</b>												
		35.00	APRIL 2025 PORT AUTH MEET		147221	APRIL 2025	46510	6306			Personnel Services	Port Authority General	66000	115	
		35.00													
<b>86997</b>	<b>5/22/2025</b>		<b>102509 CHARTER COMMUNICATIONS</b>												
		40.00	WALKER BLDG	00125584	147640	175464801051425	46560	6321			Communications	Port Authority Walker Bui	66000	115	
		40.00													
<b>87075</b>	<b>5/22/2025</b>		<b>112649 PYE-BARKER FIRE &amp; SAFETY LLC</b>												
		399.00	ANNUAL WET INSPECTION	00125554	147527	IVN00325576	46560	6402			Repair and Maint. - Structur	Port Authority Walker Bui	66000	115	
		399.00													
<b>87134</b>	<b>6/5/2025</b>		<b>100160 AUSTIN UTILITIES</b>												
		6.92	19383-001 1300 27TH AVE SIGNAL		147886	MAY 2025	46510	6386			Utilities	Port Authority General	66000	115	
		6.92													
<b>87147</b>	<b>6/5/2025</b>		<b>104901 CLIFTON LARSON ALLEN</b>												
		5,145.00	PROGRESS BILLING #4F AUDIT	TD250105	147849	L251331881	46510	6309			Professional Services	Port Authority General	66000	115	
		5,145.00													
<b>87150</b>	<b>6/5/2025</b>		<b>100263 CRC INC</b>												
		7.58	CENTRAL STATION SECURITY	00005381	147850	0185173	46560	6402			Repair and Maint. - Structur	Port Authority Walker Bui	66000	115	
		7.58													
<b>87193</b>	<b>6/5/2025</b>		<b>101102 MOWER COUNTY RECORDERS OFFICE</b>												
		46.00	MUTEK OPTION TO PURCHASE	00005380	147871	119621	46510	6309			Professional Services	Port Authority General	66000	115	
		46.00	1 SATISFACTION/1 RIGHT OF RE	00125784	147887	119754	46510	6309			Professional Services	Port Authority General	66000	115	
		92.00													
<b>87214</b>	<b>6/5/2025</b>		<b>110639 QUADIENT FINANCE USA INC</b>												
		.69	PORT		147898	3608	46510	6322			Postage and Freight	Port Authority General	66000	115	



Note: Payment amount may not reflect the actual amount due to data sequencing and/or data selection.

## Council Check Summary

4/11/2025 - 7/3/2025

[illegible]



City of Austin  
500 Fourth Avenue N.E.  
Austin, Minnesota 55912-3773



Phone: 507-437-9940

www.ci.austin.mn.us

TO: Port Authority Board of Commissioners

FROM: Tom Dankert, Secretary <sup>TD</sup>

DATE: July 7, 2025

RE: Port Authority – June 30, 2025 Financial Report  
S:\Port Authority\2025\June 30, 2025 Financial Report.doc

Attached you will find the unaudited financial statements for the six months ending June 30, 2025. Some of the highlights are noted below:

**Combined Balance Sheet (Page 1) – All Funds**

- We have \$3,033,594 total cash for the Port Authority. This cash is between the Oak Park Mall Fund, Walker Building and Port Authority General Fund.
- Long-term Assets (Leases, Notes, and Land held for resale) equate to \$1,384,737.
- Fixed Assets (net book value of the Walker Building and the Hormel Institute expansion) amounts to \$19,029,884.

**Combined Income Statement (Page 2) – All Funds**

- In total, we have \$232,810 of net loss for the six months of our year. This includes the \$355,105 of estimated depreciation expense on the Walker Building and the Hormel Institute Building that we own.

**Property Management General Fund Balance Sheet (Page 3)**

- The Port Authority Property Management Fund has \$1,126,985 of cash in the bank.
- Loans Receivable (DCA, for example) amount to \$544,472 at June 30, 2025.
- Land Held for Resale is valued at \$816,609. This includes Creekside Business Park land held by the Port Authority as well as the 13.55 acres by the truck stop along I-90, and the 25 acres of Persinger land that was acquired behind the I90 Kwik Trip.
- We have designated \$275,804 for our share of the match for the EDA grant to install infrastructure in the Creekside Business Park. Another \$262,500 is designated for the infrastructure for the Harty Mechanical land sale (we already paid another \$87,500 to Austin Utilities), plus the Port Authority has committed another \$50,000 as a contribution to the Austin Housing and Redevelopment



Authority to help with some potential additional downtown Redevelopment opportunities.

**Property Management General Fund Income Statement (Page 4)**

- The Port Authority has \$20,000 of tax receipts as of June 30, 2025.
- Administrative and General Expenses of \$13,868.

**Walker Building Balance Sheet (Page 5)**

- The Port Authority Walker Building has \$884,641 of cash in the bank.
- The net book value (after depreciation) is \$124,834 for the Walker Building.
- Fund Balance of \$1,016,436 exists for the Walker Building.

**Walker Building Income Statement (Page 6)**

- The Walker Building has \$55,227 of Lease Revenue as of June 30, 2025, and another \$1,578 of interest income on that lease.
- Administrative and General Expenses, including depreciation, of \$22,600 exists for the six months of the year.
- Net income of \$47,956 exists for the six months of 2025.

**Oak Park Mall Balance Sheet (Page 7)**

- The Port Authority Oak Park Mall fund has cash of \$1,021,968 as of June 30, 2025.
- Fund Balance of \$602,632 exists for the Oak Park Mall fund. This fund balance has turned positive now that some land sales have occurred (Cobblestone, Slaby, etc.).
- This fund still owes \$435,992 to the City of Austin, and will be repaid as tax increments flow into the fund.

**Oak Park Mall Income Statement (Page 8)**

- The Oak Park Mall fund has \$16,283 of interest income through the first six months of 2025.
- The required \$70,000 annual tax increment payment will be recorded at year-end when the final tax increments were paid to the city.
- Non-operating expenses include \$2,225 from the 1% loan from the City, to be paid back as tax increments are remitted to the Port Authority.
- Net income of \$14,058 exists for the six months of 2025.



**AUSTIN PORT AUTHORITY  
BALANCE SHEETS  
JUNE 30, 2025**

<b>ASSETS</b>	<u>06/30/25</u>
<b>CURRENT ASSETS</b>	
Cash and Cash Equivalents	\$ 3,033,593.56
Taxes Receivable	21,318.25
Accounts Receivable	-
Due from Other Governments	-
Interest Receivable on Loans/Leases	411.11
Interest Receivable on Investments	23,655.00
Lease Receivable	56,270.79
Total Current Assets	<u>\$ 3,135,248.71</u>
<b>LONG-TERM ASSETS</b>	
Due From Primary Government	\$ -
Land Held for Resale	840,264.78
Leases and Loans Receivable	544,472.18
Total Long-Term Assets	<u>\$ 1,384,736.96</u>
<b>FIXED ASSETS</b>	
Buildings	\$ 23,510,603.39
Improvements Other Than Building	553,783.47
Machinery and Equipment	2,108,645.54
Total	<u>\$ 26,173,032.40</u>
Less Accumulated Depreciation	(7,143,148.88)
Net	19,029,883.52
Construction In Progress	-
Net Fixed Assets	<u>\$ 19,029,883.52</u>
Total Assets	<u>\$ 23,549,869.19</u>
<b>LIABILITIES AND FUND EQUITY</b>	<u>06/30/25</u>
<b>LIABILITIES</b>	
<b>CURRENT LIABILITIES</b>	
Vouchers Payable	\$ -
Accrued Interest Expense	-
Deferred Revenue	-
Bonds Payable, Current Portion	-
Total Current Liabilities	<u>\$ -</u>
<b>LONG-TERM LIABILITIES</b>	
Advances from Primary Government	\$ 435,992.18
Due to Austin HRA	15,000.00
Bonds Payable, Net of Bond Discount	-
Total Long-Term Liabilities	<u>\$ 450,992.18</u>
Total Liabilities	<u>\$ 450,992.18</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Lease related	\$ 56,270.79
Total Deferred Inflows of Resources	<u>\$ 56,270.79</u>
<b>NET ASSETS</b>	
Net Assets:	
Invested in Capital Assets, Net of Related Debt	\$ 19,029,883.52
Designated (Harty Mechanical infrastructure and BEEP match)	312,500.00
Designated (EDA Creekside street match)	275,803.54
Unrestricted	3,424,419.16
Total Net Assets	<u>\$ 23,042,606.22</u>
Total Liabilities and Net Assets	<u>\$ 23,549,869.19</u>



**AUSTIN PORT AUTHORITY  
STATEMENTS OF REVENUES, EXPENSES,  
AND CHANGES IN NET ASSETS  
FOR THE SIX MONTHS ENDED JUNE 30, 2025**

	6 Months 06/30/25
<b>OPERATING REVENUES</b>	
Lease Revenues	\$ 55,227.46
Total Operating Revenues	<u>\$ 55,227.46</u>
<b>OPERATING EXPENSES</b>	
Administrative and General	\$ 31,363.07
Depreciation and Amortization	355,105.00
Total Operating Expenses	<u>\$ 386,468.07</u>
<b>OPERATING LOSS</b>	<u>\$ (331,240.61)</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Property Taxes	\$ 20,000.00
Intergovernmental	-
Interest Earnings	47,188.00
Market Value Gain	-
Interest Earnings on Loans/Leases	2,711.43
Interest Expense and Fiscal Agent Fees, net	(2,225.00)
Contributions	-
Miscellaneous Revenues	30,756.00
Gain On Disposal of Fixed Assets	-
Total Non-Operating Revenues (Expenses)	<u>\$ 98,430.43</u>
<b>CHANGE IN NET ASSETS BEFORE TRANSFER</b>	<u>\$ (232,810.18)</u>
Transfer In from Primary Government (Capital Contributions)	-
Transfer To from Primary Government	<u>-</u>
<b>CHANGE IN NET ASSETS</b>	(232,810.18)
<b>NET ASSETS, BEGINNING</b>	<u>23,275,416.40</u>
<b>NET ASSETS, ENDING</b>	<u><u>\$ 23,042,606.22</u></u>



**AUSTIN PORT AUTHORITY  
PROPERTY MANAGEMENT FUND  
GENERAL  
BALANCE SHEET  
June 30, 2025**

**ASSETS****CURRENT ASSETS**

Cash and Cash Equivalents	\$ 1,126,985.01
Taxes Receivable	21,318.25
Accounts Receivable	-
Due from Other Governments	-
Interest Receivable on Loans	200.09
Interest Receivable on Investments	8,905.00
Total Current Assets	<u>\$ 1,157,408.35</u>

**OTHER ASSETS**

Due From Primary Government	\$ -
Lease Receivable	-
Loans Receivable	544,472.18
Loans Receivable - Downtown Revitalization (forgivable)	-
Land Held for Resale	816,608.79
Total Other Assets	<u>\$ 1,361,080.97</u>

**CAPITAL ASSETS**

Buildings	\$ 23,201,870.84
Improvements Other Than Buildings	517,098.01
Machinery and Equipment	2,108,645.54
Total	<u>\$ 25,827,614.39</u>
Less: Accumulated Depreciation	(6,922,564.74)
Net	<u>\$ 18,905,049.65</u>
Construction In Progress	-
Net Capital Assets	<u>\$ 18,905,049.65</u>
Total Assets	<u><u>\$ 21,423,538.97</u></u>

**LIABILITIES AND NET ASSETS****LIABILITIES****CURRENT LIABILITIES**

Vouchers Payable	\$ -
Retainage Payable	-
Bonds Payable, Current Portion	-
Total Current Liabilities	<u>\$ -</u>

**LONG-TERM LIABILITIES**

Bonds and Notes Payable	\$ -
Total Long-Term Liabilities	<u>\$ -</u>
Total Liabilities	<u>\$ -</u>

**NET ASSETS**

Net Assets	
Invested in Capital Assets, Net of Related Debt	\$ 18,905,049.65
Designated (Harty Mechanical infrastructure and BEEP match)	312,500.00
Designated (EDA Creekside street match)	275,803.54
Unrestricted	1,930,185.78
Total Net Assets	<u>\$ 21,423,538.97</u>
Total Liabilities and Net Assets	<u><u>\$ 21,423,538.97</u></u>



**AUSTIN PORT AUTHORITY  
PROPERTY MANAGEMENT FUND  
GENERAL  
SCHEDULE OF REVENUES, EXPENSES,  
AND CHANGES IN NET ASSETS  
For the Six Months Ended June 30, 2025**

	6 Months 6/30/2025
<b>OPERATING REVENUES</b>	<b>\$ -</b>
<b>OPERATING EXPENSES</b>	
<b>ADMINISTRATIVE AND GENERAL</b>	
Legal and Appraisals	\$ -
Miscellaneous Expense	-
Board Member Compensation	455.00
Professional Services and Consulting	11,237.00
Improvements Other Than Buildings (Main Street)	-
Improvements Other Than Buildings (Creekside infrastructure costs)	-
Insurance	1,650.00
Property taxes	478.00
Postage and Freight	13.74
Utilities	34.60
Total Administrative and General Expenses	\$ 13,868.34
Depreciation	\$ 350,000.00
Total Administrative and General Expenses	\$ 363,868.34
<b>OPERATING LOSS</b>	<b>\$ (363,868.34)</b>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Property Taxes	\$ 20,000.00
Intergovernmental Revenues	-
Interest Earnings	\$ 17,155.00
Market Value Gain (Loss)	-
Interest Earnings on Loan	1,133.57
Contributions (Mayo lot at Creekside)	-
Miscellaneous Revenues	-
Miscellaneous Revenues - Option to Purchase (NuTek)	30,756.00
Gain on Sale of Assets (NuTek)	-
Total Non-Operating Revenues (Expenses)	\$ 69,044.57
<b>CHANGE IN NET ASSETS BEFORE TRANSFER</b>	<b>\$ (294,823.77)</b>
Transfer In - Walker Building	-
Transfer Out - (to primary government)	-
<b>CHANGE IN NET ASSETS</b>	<b>\$ (294,823.77)</b>
<b>NET ASSETS, BEGINNING</b>	<b>\$ 21,718,362.74</b>
<b>NET ASSETS, ENDING</b>	<b>\$ 21,423,538.97</b>



**AUSTIN PORT AUTHORITY  
PROPERTY MANAGEMENT FUND  
WALKER BUILDING  
BALANCE SHEET  
June 30, 2025**

**ASSETS****CURRENT ASSETS**

Cash and Cash Equivalents	\$ 884,640.75
Accounts Receivable	-
Interest Receivable on Leases	211.02
Interest Receivable on Investments	6,750.00
Leases Receivable	56,270.79
Total Current Assets	<u>\$ 947,872.56</u>

**NONCURRENT ASSETS**

Leases Receivable	<u>\$ -</u>
Total Noncurrent Assets	<u>\$ -</u>

**CAPITAL ASSETS**

Buildings	\$ 308,732.55
Improvements Other than Building	36,685.46
Total Capital Assets	345,418.01
Less: Accumulated Depreciation	(220,584.14)
Net Capital Assets	<u>\$ 124,833.87</u>
Total Assets	<u><u>\$ 1,072,706.43</u></u>

**LIABILITIES AND NET ASSETS****LIABILITIES****CURRENT LIABILITIES**

Vouchers Payable	\$ -
Accrued Payables	-
Unearned Revenue	-
Total Current Liabilities	<u>\$ -</u>

**DEFERRED INFLOWS OF RESOURCES**

Lease Related	<u>\$ 56,270.79</u>
Total Deferred Inflows of Resources	<u>\$ 56,270.79</u>

**NET ASSETS**

Invested in Capital Assets, Net of Related Debt	\$ 124,833.87
Unrestricted	891,601.77
Total Net Assets	<u>\$ 1,016,435.64</u>
Total Liabilities and Net Assets	<u><u>\$ 1,072,706.43</u></u>



(UNAUDITED)

**AUSTIN PORT AUTHORITY  
PROPERTY MANAGEMENT FUND  
WALKER BUILDING  
SCHEDULE OF REVENUES, EXPENSES,  
AND CHANGES IN NET ASSETS  
For the Six Months Ended June 30, 2025**

6 Months  
6/30/2025

**OTHER OPERATING REVENUES**

Lease Revenues	\$ 55,227.46
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**OPERATING EXPENSES**

**ADMINISTRATIVE AND GENERAL**

Legal and Appraisals	\$ -
Maintenance and Repair of Building	2,564.73
Property Taxes (entire year)	11,650.00
Insurance	540.00
Communications (alarm monitoring)	239.98
Building Maintenance Charge	2,500.02
Total Administrative and General Expenses	\$ 17,494.73

Depreciation	5,105.00
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Total Operating Expenses	\$ 22,599.73
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**OPERATING INCOME**

\$ 32,627.73

**NON-OPERATING REVENUES (EXPENSES)**

Interest Earnings on Investments	\$ 13,750.00
Interest Earnings on Lease	1,577.86
Market Value Gain (Loss)	-
Loss on Disposal of Fixed Assets	-
Miscellaneous Revenues	-
Total Non-Operating Revenues (Expenses)	\$ 15,327.86

**CHANGE IN NET ASSETS BEFORE TRANSFERS**

\$ 47,955.59

Transfer to Port Authority General Fund	-
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**CHANGE IN NET ASSETS**

\$ 47,955.59

**NET ASSETS, BEGINNING**

968,480.05

**NET ASSETS, ENDING**

\$ 1,016,435.64



**AUSTIN PORT AUTHORITY  
PROPERTY MANAGEMENT FUND  
OAK PARK MALL  
BALANCE SHEET  
June 30, 2025**

**ASSETS****CURRENT ASSETS**

Cash and Cash Equivalents	\$ 1,021,967.80
Taxes Receivable	-
Accounts Receivable	-
Interest Receivable on Investments	8,000.00
Total Current Assets	<u>\$ 1,029,967.80</u>

**OTHER ASSETS**

Due From Primary Government	\$ -
Land Held for Resale	23,655.99
Total Other Assets	<u>\$ 23,655.99</u>

**CAPITAL ASSETS**

Construction In Progress	\$ -
Total Capital Assets	-
Less: Accumulated Depreciation	-
Net Capital Assets	<u>\$ -</u>
Total Assets	<u><u>\$ 1,053,623.79</u></u>

**LIABILITIES AND NET ASSETS****LIABILITIES****CURRENT LIABILITIES**

Vouchers Payable	\$ -
Advances from Primary Government - Current Portion	-
Total Current Liabilities	<u>\$ -</u>

**LONG-TERM LIABILITIES**

Due to Austin HRA	\$ 15,000.00
Advances from Primary Government	435,992.18
Total Long-Term Liabilities	<u>\$ 450,992.18</u>
Total Liabilities	<u>\$ 450,992.18</u>

**NET ASSETS**

Net Assets	\$ -
Invested in Capital Assets, Net of Related Debt	-
Restricted For Unused Economic Development	602,631.61
Unrestricted	<u>602,631.61</u>
Total Net Assets	<u>\$ 602,631.61</u>
Total Liabilities and Net Assets	<u><u>\$ 1,053,623.79</u></u>



**AUSTIN PORT AUTHORITY**  
**PROPERTY MANAGEMENT FUND**  
**OAK PARK MALL**  
**SCHEDULE OF REVENUES, EXPENSES,**  
**AND CHANGES IN NET ASSETS**  
**For the Six Months Ended June 30, 2025**

	6 Months 6/30/2025
<b>OPERATING REVENUES</b>	
Donations from Private Sources - Hormel Foundation	\$ -
Intergovernmental	-
Total Operating Revenues	<u>\$ -</u>
<b>OPERATING EXPENSES</b>	
<b>ADMINISTRATIVE AND GENERAL</b>	
Legal and Appraisals	\$ -
Miscellaneous Expense	-
Board Member Compensation	-
Professional Services	-
Improvements Other Than Buildings	-
Insurance	-
Office Supplies	-
Postage and Freight	-
Property Taxes	-
Total Operating Expenses	<u>\$ -</u>
<b>OPERATING LOSS</b>	<u>\$ -</u>
<b>NON-OPERATING REVENUES (EXPENSES)</b>	
Interest Earnings	\$ 16,283.00
Market Value Gain	-
Interest Expense on Loan	(2,225.00)
TIF - PAYGO Revenue	-
Gain on Sale of Land	-
Miscellaneous Revenue	-
Total Non-Operating Revenues (Expenses)	<u>\$ 14,058.00</u>
<b>CHANGE IN NET ASSETS</b>	\$ 14,058.00
<b>NET ASSETS, BEGINNING</b>	<u>\$ 588,573.61</u>
<b>NET ASSETS, ENDING</b>	<u><u>\$ 602,631.61</u></u>





## Southern Minnesota Initiative Foundation

525 Florence Avenue • PO Box 695 • Owatonna, MN 55060-0695  
PH 507.455.3215 • FAX 507.455.2098 • [smifoundation.org](http://smifoundation.org)

May, 2025

Craig Clark  
Austin Port Authority  
500 4th Ave NE  
Austin, MN 55912-2917

Dear Craig,

Southern Minnesota Initiative Foundation (SMIF) has been working with our region since 1986 to vitalize both economies and community vitality. Through partnering and collaboration, SMIF focuses on three key areas: entrepreneurship, community vitality and Early Childhood development.

SMIF's Prosperity Initiative (PI) program gives entrepreneurs from traditionally underserved populations extra coaching, and technical assistance, as well as access to a supportive peer group. One of PI's new members, Wren Writing, is an all-in-one software for authors that provides tools from formatting to writing and everything in between. The support they received through the PI program positioned Wren Writing to become one of Ignite Cup's 2025 finalists, as well as winning the Busy Baby First Step Award. SMIF is proud to partner with IgniteMN on the Ignite Cup, a regional pitch competition that was created to elevate entrepreneurs and emerging startups as a feeder to the statewide MN Cup competition. In winning, Wren Writing received prize money and regional recognition that will help them take their business to the next level.



To give these kinds of opportunities to entrepreneurs, SMIF relies on funding from donors, including a large portion of funding from cities and counties. The Prosperity Initiative is just one of many ways we put your gifts to good use. Enclosed you will find a fact sheet that illustrates what SMIF has been doing in your area. You will notice that for every dollar donated, SMIF invest \$14 back into your county. ***Thank you so much for your recent gift of \$6,000.00 on 2/8/2024. Would you consider a donation of the same amount in 2026?***

We are enormously thankful for your support.

Sincerely,

Tim Penny  
President and CEO  
cc: Shawn Vogt Sween, Board Member







## SMIF's Impact: Austin

Austin Port Authority's generous contribution supports SMIF's overall mission which includes impacting programming for entrepreneurs, child care professionals, and community vitality efforts in the city of Austin. Cities and counties account for our largest segment of donors, representing one third of our local support. Other sources of support include local businesses, individuals and state funding.

In the past ten years, SMIF has invested over \$1,083,000 back into Austin. In FY26, we will continue to follow our strategic plan, which includes focusing on continuing to make an impact in Austin. Our plan strives to serve your local entrepreneurs (like West Oakland Auto, see photo) through lending and technical assistance. We will support local child care professionals by providing access to free, continuing education, credit-approved trainings and technical assistance. We also support Austin by providing grants in these areas. Our goal is to partner with you to keep Austin a wonderful, growing and thriving place to live, work, and raise a family.

Jose Rodriguez and Cecilia Cifuentes (pictured with their children), owners of West Oakland Auto, won the 2023 SBA Minority Small Business of the Year.







Southern Minnesota  
Initiative Foundation

## Summary of SMIF's activity in Austin

### Early Childhood Support:

In the past 10 years, Austin has received 28 Early Childhood grants from SMIF, totaling \$300,486. Below are grants received in Austin in the past two years:

- 2024- Austin Public Schools ECFE, Early Care and Education Grant (\$15,000)
- 2025- Austin Aspires Early Care and Education Grant (\$15,000)
- 2025- Austin Public Schools ECFE, Early Care and Education Grant (\$15,000)
- 2024- Austin Public Schools ECFE, Otto Bremer Trust Community Responsive Grant (\$50,000)
- 2024- Austin Aspires, Otto Bremer Trust Community Responsive Grant (\$17,000)
- 2023- Next Chapter Inc, Early Literacy Grant, 1550 books (50 in Spanish) (\$31,000)
- 2023- Parenting Resource Center, Early Literacy Grant, 225 books (25 in Spanish) (\$4,500)
- 2024- Read Seed Inc, Early Literacy Grant, 150 books (15 in Spanish) (\$3,000)
- 2024- Next Chapter Inc, Early Literacy Grant, 520 books (20 in Spanish) (\$10,400)
- 2025- Read Seed Inc, Early Literacy Grant, 550 books (50 in Spanish) (\$11,000)
- 2025- Next Chapter Inc, Early Literacy Grant, 1050 books (50 in Spanish) (\$21,000)
- 2025- Southern MN Education Consortium, Early Literacy Grant, 400 books (\$8,000)



### Entrepreneur Support:

In the past 10 years, Austin has received 5 Entrepreneur grants from SMIF, totaling \$62,300. Since 2019, SMIF also supported 10 loan clients in Austin and provided 1,311 technical assistance hours (valued at \$65,550). The most recent Economic Development grant received in Austin was:

- 2023- Austin Community Charitable Fund (ACCF), Austin Community Growth Ventures (ACGV), and Development Corp of Austin (DCA), Inclusive & Equitable Communities Grant (\$10,000)

\*\*SMIF also provided \$450,000 in COVID relief grants to businesses in Austin







Southern  
Minnesota  
Initiative  
Foundation

SMIF's investments and partnerships in

# Mower County since 1986

Southern Minnesota Initiative Foundation (SMIF) is a regional development and philanthropic organization that fosters economic and community vitality in southern Minnesota through a culture of collaboration and partnership. Serving 20 counties which includes 175 communities and one Native nation.

For every donation  
from Mower  
County of

**\$1** ➔ **\$14** is invested back into  
Mower County  
communities.\*

*\*Includes grants, loans & programming*



## 40 Loans

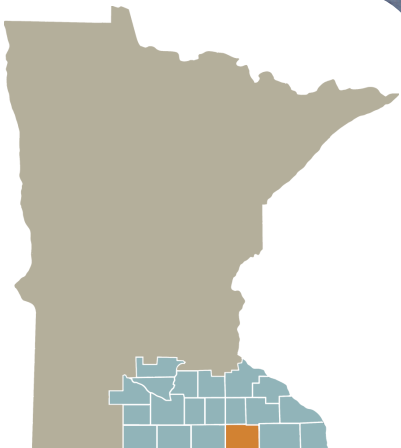
to support entrepreneurs

## 258 Grants

to support community projects

## \$5.7 Million

invested by SMIF in Mower County  
through grants, loans and programming



### Questions?

**Alissa Oeltjenbruns**

Vice President of Philanthropy &  
Community Vitality

507-475-3056

[alisso@smifoundation.org](mailto:alisso@smifoundation.org)



**Check out SMIF's recent activity in your county**





# SMIF's Recent Activity in Mower County

## Early Childhood Spotlight



LeRoy-Ostrander Community Ed awarded \$8,000 Early Care and Education Grant

*LeRoy-Ostrander Community Ed used grant funds to create a motor and sensory room to meet the movement needs of their students, allowing opportunities for rough and tumble play and increasing their fine motor and large motor skills, as well as visual tracking skills. This also allows students to release energy throughout the day, which impacts their abilities in their regular classrooms.*

### Other recent activity:

- \$15,000 Early Care and Education Grant to Austin Public Schools
- Early Literacy Grants to: Blooming Prairie Elementary, LeRoy-Ostrander Public Schools, Christmas in the City (Adams/Taopi), Read Seed Inc, Next Chapter Inc

## Entrepreneurship Spotlight



Loan Client: Mod Medspa in Austin

*Mod Medspa aims to provide personalized services to each client that will enhance their natural beauty in a safe and relaxed environment. They strive to give clients a renewed sense of self by allowing them to look as good as they feel and feel as good as they look. SMIF provided a loan for inventory and working capital, along with technical assistance.*

## Community Vitality Spotlight



Southland Community Foundation created to represent several area communities

*The Southland Community Foundation (SCF) works to do good for their neighbors and community. As a Foundation, they provide financial support to fund programs and activities that benefit the communities of Adams, Dexter, Elkton, Johnsburg, Rose Creek, and Taopi. Through grant-writing opportunities, they enhance the community by offering meaningful experiences and opportunities to all community members.*

### Other recent activity:

- City of Elkton awarded the Small Town Grant to turn unused football field into a park with disc golf, walking trail, trees, and park benches
- Mower Co Historical Society awarded 27 gallons in the Paint the Town Grant to paint the historic G.A.R Hall in Grand Meadow

**2,365** Children Supported

**68** Entrepreneurs Supported



# AUSTIN PORT AUTHORITY STRATEGIC ROADMAP

## 10-Year Goal

**Develop 72 acres by 2033** (50% of available PA acres as of 2023)

## Strategic Imperatives

1

### Develop Creekside Business Park

*KPI: 45 new acres of Creekside development*

- Maximize momentum of Nu-Tek investment to build out a bioscience anchored destination
- Utilize to attract & retain high quality local businesses that will positively impact Austin's long-term tax base

2

### Strategic Land Portfolio Management

*KPI: 5 new acres of non-Creekside development*

- Develop & execute CIP for investments needed to prepare non-Creekside properties for development
- Execute strategic land swaps and divestitures of existing Port property
- Identify next generation acquisition target(s) to enable economic growth after Creekside fills up

3

### Position Austin for future economic growth

*KPI: Develop financial framework by close of 2024*

- Develop Growth Master Plan
- Create funding pool for infrastructure development
- Build spec building to amplify revenue & ease business attraction
- Collaborate with key stakeholders to lower barriers & accelerate initiatives (e.g. FAARM) to grow Austin's economic tax base