

MINUTES
PORT AUTHORITY MEETING
WEDNESDAY, MAY 13TH, 2026
4:30 P.M.
CITY COUNCIL CHAMBERS

Members Present: Steven Leif (4:48 p.m.), Jeff Austin, Geoff Smith (4:32 p.m.), Tim Ruzek, Kris Heichel, Lee Bjorndal, President Jason Baskin

Members Absent:

Staff Present: Port Authority Executive Director Craig Clark, Port Authority Attorney Craig Byram, Port Authority Assistant Treasurer Emily Burns, Port Authority Secretary Brianne Wolf

Others Present: Britten Swanson

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

Item #2. – Approval of Minutes from the January 28, 2026 meeting:

Motion by Commissioner Heichel, seconded by Commissioner Ruzek approving the minutes from the April 22, 2026 meeting. Carried.

Item #3. – Public Hearing to consider the request regarding the sale of a northern 5-acre parcel of real property located at the 25-acre site (34.905.0101):

Executive Director Craig Clark stated they are looking for approval of the sale of a five acre parcel located at 34.905.0101. This will trigger the twenty-day objection period. Once that period has ended, they may move into closing on this property. This sale would be to Britten Swanson for the development of a truck wash.

President Baskin opened it up to the public for comments.

Nick Wangen, property owner of 1307 17th Street NE, asked what the truck wash would do to any adjacent properties' land values. He also questioned how the smell would be mitigated.

Mr. Clark stated the adjoining properties are zoned industrial and are compatible with the City's zoning code. If there were any nuisance issues with odor, they would go through the same processes as they do with any property in violation of the ordinance. This truck wash will be installing an extensive environmental system and will be hauling out their waste materials weekly. All waste materials will be contained.

Motion by Commissioner Austin, seconded by Commissioner Bjorndal approving the sale of a northern 5-acre parcel of real property located at the 25-acre site (34.905.0101). Carried.

Item #4. – Discussion of the potential sale of real property identified as 34.521.0100

Mr. Clark stated the owners of the former Shopko building approached the Port Authority as they added an overhang onto the back side of the building for deliveries and shipments, which pushed into the existing fire lane. This addition is encroaching on Port Authority property. The property it is encroaching on is a remnant parcel and has very limited access as it is located at the backside of the business.

Mr. Clark stated Mower County has an assessed value of \$15,200 on the property and that's the offer presented to the Port Authority. If the Port Authority is agreeable to this sale, they will need to establish a public hearing date.

Commissioner Austin asked if the potential to sell this to anyone else was low.

Mr. Clark confirmed that was correct. This is the only piece of land the Port Authority owns in this vicinity.

President Baskin stated there have been no other offers on this parcel. He would like to see the Port Authority sell this parcel.

Motion by Commissioner Smith, seconded by Commissioner Austin to approve the sale of real property identified as 34.521.0100. Carried.

A public hearing will be held on June 10th, 2026 at 12:30 p.m.

Item #5. – Other Business

Mr. Clark stated he reached out to property owners located behind where the truck wash would be built to gauge their interest in having a berm built. He stated two property owners were not in favor of this.

Commissioner Heichel would like to know if a tree line could be planted.

Property owner Mr. Wangen was upset he was contacted about this as he doesn't believe he should have received a request for an easement on his property.

President Baskin would like this placed on the agenda for the next meeting so they could discuss this. He asked that Mr. Clark leave a full report with background information before his exit as this would be his last meeting before his departure from the City for other employment.

Motion by Commissioner Bjorndal, seconded by Commissioner Leif, to adjourn the meeting at 4:51 p.m. Carried.

Approved: _____ June 10th, 2026

President: _____

Secretary: _____