



- A 2008 amendment to Minn. Stat. §116J.993 to §116J.995 adjusted the level of what constitutes a business subsidy. The new threshold is \$150,000 for either a grant or loan, and raises the threshold for a public hearing requirement also to \$150,000. However, reports of public financial participation are still required for two year periods under the old threshold. Reports of public financial participation for grants of \$75,000 to \$150,000 in 2023 and 2024 are required. Reports of public financial participation for loans of \$75,000 to \$150,000 in 2023 and 2024 are required. (See §116J.993, Sect 116J.995, and 116J.996, Minn. Stat. available on the DEED web site at www.deed.state.mn.us)
- Please use this form to report **DEED USE ONLY: Report Year 2024** financial assistance received during calendar year **2008** through **2023** that fall under the new threshold. Provide the status of the project and how the report to DEED was gathered will be used to help the legislature determine if economic development activities and reports are required.
- Questions? Call (651) 259-7179. Please mail completed form before April 1 to Minnesota Department of Employment and Economic Development, Economic Analysis Unit, Great Northern Building, 180 E 5th St, Suite 1200, St. Paul MN 55101; or fax to: (651) 215-3841

DEED USE ONLY: Report Year 2024
 MBAF Year: 2019
 Region #: Southwest
 Date Received: 3-25-2024
 Tracking #: 017

Section 1: (Grantor Information)			
1. Name of grantor (funding entity): Port Authority of Winona		2. Name of person completing this form: Nick Larson	
3. Street address: 207 Lafayette Street		4. City: Winona	5. ZIP Code: 55987
6. County: Winona	7. Phone number: 507/457-8250	8. Fax number: 507/457-8212	9. Email address: NLarson@ci.winona.mn.us
10. Classification of grantor (Mark one. If grantor is entity created by government agency, please indicate affiliation. For example, a city EDA would check "City government.")			
<input checked="" type="checkbox"/> City government <input type="checkbox"/> County government <input type="checkbox"/> Regional government <input type="checkbox"/> State government <input type="checkbox"/> Other (Please specify):			

Section 2: Recipient Information	
11. Name of business or organization receiving financial assistance: The Garage Co-Work Space LLC	12. Address where financial assistance will be used: Street address: 123 Lafayette Street City/State/ZIP Code: Winona/MN/55987
13. Type of organizational structure of recipient receiving financial assistance (Mark one)	
<input type="checkbox"/> C-Corporation <input type="checkbox"/> S-Corporation <input checked="" type="checkbox"/> Limited Liability Company (LLC) <input type="checkbox"/> Other (Please specify):	
14. Does the recipient have a parent corporation? (Mark one.)	
<input type="checkbox"/> Yes (Indicate name and address of the parent corporation below. If more than one, indicate ultimate owner.) <input checked="" type="checkbox"/> No Name of parent corporation: Street address: City/State/ZIP Code:	
15. Recipient's primary industry (Mark one.):	
<input type="checkbox"/> Manufacturing <input type="checkbox"/> Services <input type="checkbox"/> Finance, Insurance, Real Estate <input type="checkbox"/> Retail Trade <input type="checkbox"/> Wholesale Trade <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Other (please specify): Provided Co-Work space for small businesses and entrepreneurs.	

Section 3: Agreement Information

16. Project Start Date: **11/8/2018** 17. Expected Project Completion Date: **April 2025**

18. Please specify all funding sources for project (*attach sources/use statement if available*). The table should include all funding sources used by the recipient to fund the project:

Identify Private or Public Participant	(\$ Value	Type of Assistance (grant, loan, TIF, TAF, etc.)	Use of Funds (i.e., infrastructure, cleanup, capital improvement)
Public	\$ 58,500	Port Loan	Equipment & Capital Improvements
Private	\$ 60,000	Bank Loan	Equipment & Capital Improvements
	\$		
	\$		
	\$		

Total Project Budget (all sources): \$118,500

Your public participation percentage of total budget: 49%

19. Minn. Stat. §116J.994 requires that financial assistance meet a public purpose. Which of the following public purposes were used to determine your participation? (*Mark all that apply.*)

- Enhancing economic diversity
- Stabilizing the community
- Creating high-quality job growth
- Increasing tax base (cannot be only purpose)
- Job retention
- Other (*please specify*):

NOTE: If job creation or retention is not a goal then please skip to Question 21.

Section 4: Goals and Actual Performance

20. Job Creation and/or Retention **Goals** (first year report) and **Actuals** (second year report):

For each of the following categories if required, indicate the (new) job creation and/or retention goals stated in the financial assistance agreement and the number of actual (new) jobs created and/or retained since the benefit date including the average hourly value of any employer-provided benefits goals for those jobs.

(Full-time jobs are defined as new, permanent, non-seasonal positions created subsequent to the financial assistance agreement in which employees are scheduled to work on average at least a 40 hour work week. Part-time is defined as a new job in which an employee works for the recipient at a rate less than 40 hours per week within a recipient location). Job retention is defined as jobs at a specific wage level that exist prior to the signing of the financial assistance agreement. There must be evidence that the retained jobs will be lost without financial assistance or where job loss is specific and demonstrable.

	Total Number of Employees	Average Hourly Wage Level	Average Hourly Value of Health Insurance
(New) Full-time Job Creation (Goals)			
(New) Part-time Job Creation (Goals)			
Job Retention (Goals)			
(New) Full-time Job Creation (Actuals)			
(New) Part-time Job Creation (Actuals)			
Job Retention (Actuals)			

21. What is the status of the project and how successful have they been in meeting stated goals?
 The Port Authority provided a \$58,500 to assist in the rehabilitation of the building space and equipment for the recipient to operate a co-work/entrepreneurial space. The Garage is no longer in operation, but the Port Loan recipient is current on their loan payments.