PORT & RESOURCE RECOVERY DEPARTMENT

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DEAN R. HAEN
DIRECTOR

MINUTES OF THE BROWN COUNTY HARBOR COMMISSION

A meeting was held on **Monday, November 12, 2018**
at the Resource Recovery Facility, 2561 S Broadway, Green Bay, WI 54304

1) Call to Order:
The meeting was officially called to order by Hank Wallace at 10:32 am.

2) Roll Call:

Present:

Commissioner Ron Antonneau
Commissioner Pete Diemer
Commissioner Bernie Erickson
Commissioner Tim Feldhausen
Commissioner Wes Kornowske
Commissioner Hank Wallace

Excused:

President Tom Klimek
Commissioner Bryan Hyska
Commissioner Mike Vizer

Also Present:

Dean Haen, Brown County P&RR
Mark Walter, Brown County P&RR
Chad Doverspike, Brown County P&RR
Patti Cole, Brown County P&RR
Jim and Sylvia Graefe, Interested Residents
Paul Spillers, Tetra Tech
Marlin Gohlke, C. Reiss Coal Co., LLC
Bill Reiss, C. Reiss Coal Co., LLC

3) Approval/Modification – Meeting Agenda
A motion to approve the Agenda was made by Bernie Erickson and seconded by Wes Kornowske. Unanimously approved.

4) Approval/Modification – Minutes of September 10 Meeting
Pete Diemer noted that his name was listed twice and that the duplicate should be deleted. A motion to approve the minutes of September 10, 2018 as amended was made by Tim Feldhausen and seconded by Wes Kornowske. Unanimously approved.

5) Announcements/Communications
Dean Haen extended a "Happy Veterans Day" to all who have served in the armed forces.

Mr. Haen shared that Neil McKloskey, a former Harbor Commissioner President and long-time member passed away on October 23, 2018. The obituary mentioned Neil's *"greatest pride was serving on the Brown County Harbor Commission where he served as president for many years. In honor of his service, the Brown County Harbor Commission named one of the Cat Islands after him in 2015. He was deeply touched by this and the family would like to thank Dean Haen and others for making this happen."* Several Harbor Commissioners contributed toward a donation to be made to the Alzheimer's Association in Neil's name.

Regarding the Tall Ships Festival, Mr. Haen affirmed that he met with PMI and that the Port of Green Bay will be involved in the event, and that the addition of sponsorship money to the Port budget was approved by the PD&T.

6) 2018 3rd Quarter Budget Status Report

Mr. Haen explained that the 3rd Quarter Budget Status Report shows no surprises. The expected revenue from dredging will not be realized because the U.S. Army Corps of Engineers is not using Bay Port for dredged material placement in 2018. Other Financing Sources difference is the transfer in from Harbor 217 to Port that will not occur as an actual until the end of the fiscal year. Personnel costs are on track and the Operating Expenses are lower than expected because only 50% of cell 5 at Bay Port was excavated because of warm weather.

A motion to approve the Budget Status Report made by Tim Feldhausen and seconded by Wes Kornowske. Unanimously approved.

7) Renard Island End-Use Plan

Mr. Haen reported that the three day Charrette event was well-attended. The concept design is being vetted. Mark Walter remarked that there were four different public meetings and the draft design work was already done by the contractor. He was very impressed by how quickly it came together. There was quite a range of ideas pertaining to use, access, revenue, and spread.

Three alternative types of concepts were generated: 1) **Eco Island**, 2) **Recreational Island**, and 3) **Active Island**. The **Eco Island Concept** has an environmental theme, and would include minimal structures, an observation tower, primitive camping, natural shoreline, boardwalks and soft trails, wetland restoration of the lagoon and no vehicular traffic. The **Recreational Concept** has a park-like exploration theme, and would include seasonal vendor buildings, a mix of natural and engineered shoreline, a pedestrian bridge to Bay Beach, multi-use recreational trails and lawn space, keeping the lagoon a quiet basin for small watercraft, restricted vehicles and some parking. The **Active Concept** has an adventure theme, and would include year-round restaurant and vendor buildings, disc golfing, an engineered breakwater shoreline, a zip line to Bay Beach, hard trails and an informal performance venue, dredging to allow boat slips in the lagoon, motor vehicles and public parking.

A Draft Master Plan has been created that pulls pieces of all three concept ideas together, integrating the most popular features of each alternative. The Draft Master Plan consists of: a chart of goals (economic, ecological, social and human spirit), a comparison chart of variables for the three alternatives, an artist's rendering for each alternative, lists of the most popular features of each alternative, a drawing of context and circulation, an artist's rendering of a Draft Master Plan incorporating the most popular features, lists of facilities, a drawing of the Draft Master Plan circulation, and a list of economic considerations.

The Commissioners discussed the features and offered advice to consider. Bernie Erickson cautioned that the County Board would question where the money for this would come from,

noting that a marina would require someone else to manage it, dredging would be required to maintain a water depth suitable for the boat slips, and it will be difficult to find the right entrepreneurs to rent seasonable retail spaces. Ron Antonneau suggested getting state and local restaurant associations, visitor and convention bureaus, and stakeholders involved.

Mr. Walter explained that this is just a concept design so far in the process. The design contractor will do economic and engineering feasibility studies to analyze the projects that are proposed. The projects must be vetted for regulatory, legal, engineering, and economic feasibility concerns. They will do a cost/benefit analysis. They will look at public-private partnerships for funding. The island will need to break even. It must be implementable and fundable. Mr. Water recommended not looking at the concepts as being mutually exclusive. They could be phased in as small projects over time. This is just a draft with early concepts, and projects could change and be switched out.

No matter which concept is used, parking will be needed on the island. The existing parking at Bay Beach is already at capacity. If dredging is done around the perimeter of the island, it could be used to build up the island and the causeway.

A motion to receive the Renard Island End-Use Draft Master Plan and place it on file was made by Bernie Erickson and seconded by Ron Antonneau. Unanimously approved.

8) Status of 2018 Dredging Activities

There has been no federal dredged material placed at Bay Port, but Sturgeon Bay has been bringing dredging material to the Bay Port at the out-of-county rate. Marinette Marine has started planning for a dredging project that may include out-of-county dredged material placed at Bay Port. The Fox River Cleanup is winding down, and the capping could be done by next year. The federal dredged material from the shipping channel will be placed in Cat Island and will start after the dredging company is done in Ohio and will depend on the weather.

A new dredging project has begun on the East River by WE Energies. They are pulling out petroleum and coal-based contamination from the old gasification process and will be installing temporary sheet pile walls into the navigational channel of the East River Turning basin to contain the contamination. This creates a problem because it is narrowing the turning basin. In order to enable ships to turn around; WE Energies will pay to have tug assistance to prevent ship uses of side-power thruster propellers, but may damage the sheet piling.

9) Bylsby Avenue Project

Chris Blan provided a report on the filling and leveling at the Bylsby Avenue project, noting that the contracted amount to complete it will be $59,925. Weather has impacted the time-line for completing this project according to the site's erosion control and site plans. The area had to be pumped out and filled in to the retention pond. It is expected to be finished by the end of the week. Next spring it will be seeded to satisfy the DNR requirement for 70% vegetation.

A motion to receive the Bylsby Avenue Project update was made by Bernie Erickson and seconded by Ron Antonneau. Unanimously approved.

10) Pulliam Plant Property

Mr. Haen reported that he, President Klimek, and County Executive Streckenbach met with WE Energies, Kevin Fletcher and the WPS leadership team. Mr. Haen presented the County's vision for the Pulliam Plant Property, including a concept design, strategic plans and the property acquisition plan related to this property. Terminal operators have expressed interest in being part

of this opportunity. The property is the greatest opportunity the Port has to grow the port by expanding operations and possibly include a truck/rail intermodal facility. The discussion was positive and well-received by WE Energies. Brown County shared with WE Energies what the County has to offer WE Energies in regards to skills, resources and other tools.

WE Energies stated that they want to do what is best for WE Energies and the community and would like the County and the city of Green Bay to be aligned. WE Energies will look at the planning document for the highest and best use of the property and get back to Brown County after determining the infrastructure and associated acreage that will need to be retained by WE Energies beyond the Pulliam Plant.

A motion to suspend the rules to allow comments was made by Ron Antonneau and seconded by Tim Feldhausen. Unanimously approved.

Jim Graefe, a former WPS employee, cautions that there have been hazardous materials (fly ash, heavy metals, and chemicals) on the property, and that the Port should make sure of that before buying the property. Mr. Haen responded that he's aware of some of the environmental conditions of the property; an investigation will need to be conducted, and hopefully the property can continue to be used for industrial purposes.

Marlin Gohlke, of C Reiss Coal Co, disclosed that it was the city of Green Bay that approached his company, (Fox River Terminals), about their property and the WE Energies property. Mr. Gohlke has openly spoken with Mr. Haen and the County.

Bill Reiss, of C Reiss Coal Co, stated that his company has been on their dock for a hundred years, but the property is owned by the city of Green Bay. His company has been wanting to move for years. The city of Green Bay asked if his company could swap City property for the other location. Mr. Reiss declared that the Pulliam Plant property could be the right spot for his company. In the past Mr. Reiss has talked with previous City mayors and with Mr. Haen at the County, and he is not sure how to approach it. He would like to collaborate with both. He is supportive of both proposals and for growth of the Port. His company needs a collaborative project because they need financial assistance from state and federal sources. Their dock wall needs maintenance soon and they will need harbor assistance.

A motion to return to regular order was made by Ron Antonneau and seconded by Wes Kornowske. Unanimously approved.

The next step is to redraw the concept map, and look for two users for the highest and best use, to vet it out and find the path that works for all. Right now the Port will keep working with WE Energies. We also need to approach the Canadian National Railroad or the Escanaba Railroad about getting rail service. Ron Antonneau suggested meeting with our Wisconsin representatives.

11) Tonnage Report

Mr. Haen reported that the Port tonnage is 10% above last year. It is likely that the Port will exceed two million tons this year. The cargo increases have been mostly petroleum products, but others have increased by smaller percentages. Salt deliveries are behind and expected to arrive by the end of the shipping season. Salt is coming domestically, Canadian, and foreign. The salt shipments have been delayed due to a strike earlier this year at Compass Minerals in Goderich, ON.

A motion to receive the report and place it on file was made by Bernie Erickson and seconded by Ron Antonneau. Unanimously approved.

12) Director's Report
No Report.

13) Acknowledgement of Bills
A motion to acknowledge the payment of bills was made by Bernie Erickson and seconded by Wes Kornowske. Unanimously approved.

14) Such Other Matters as Authorized by Law – *Update*
The next meeting is tentatively scheduled for December 10.

15) Adjourn
A motion to adjourn the Harbor Commission meeting at 11:15 am was made by Tim Feldhausen and seconded by Wes Kornowske. Unanimously approved.

Tom Klimek, President
Harbor Commission

Dean R. Haen, Director
Port & Resource Recovery Department