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, September 10, 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 President Tom Klimek at 10:35 am.

2) Roll Call:

Present:
President Tom Klimek
Commissioner Ron Antonneau
Commissioner Pete Diemer
Commissioner Bernie Erickson
Commissioner Tim Feldhausen
Commissioner Bryan Hyska
Commissioner Wes Kornowske
Commissioner Hank Wallace

Excused:
Commissioner Mike Vizer

Also Present:
Dean Haen, Brown County P&RR
Mark Walter, Brown County P&RR
Patti Cole, Brown County P&RR
Chris Anderson, Foth
Jean Romback-Bartels, WI DNR
Wade Connett, UWGB
Mary Long, UWGB
Holly Bellmund, GLC Minerals
Dave Zarling, FHR
Troy Ramaker, GLC Minerals
Al Jamir, FOBB
Ken Przybyla, GLC Minerals
Heidi Anderson, Edgewater
Greg Weycamp, Edgewater
Gregg Calpino, SmithGroup
Brian VanderLoop, NEW Water
Brenda Krainik, Greater Green Bay CVB
Wendy Townsend, City of Green Bay
Jim and Sylvia Graefe, Green Bay Residents
Devin Yoder, Brown County Planning Commission
Kathy Lefebvre, Brown County Supervisor District 6
Paul Spillers, Tetra Tech

3) Approval/Modification – Meeting Agenda
A motion to approve the Agenda was made by Bryan Hyska and seconded by Ron Antonneau. Unanimously approved.

4) Approval/Modification – Minutes of July 30 Meeting
A motion to approve the minutes of the July 30, 2018 meeting was made by Tim Feldhausen and seconded by Hank Wallace. Unanimously approved.

5) Announcements/Communications
Dean Haen announced that there was a good turnout for the press conference earlier this morning for the release of the *Economic Impacts of the Port of Green Bay* report. See #11 below.

Immediately prior to this meeting, there was a kickoff meeting to introduce the Renard Island End-Use Project Team. See #10 below.

6) Bylsby Avenue Project
a. Budget Adjustment – *Request For Approval*
When the Bylsby property was leased, the Port agreed to finish the sedimentation pond and expand the storage area. The amount of money previously budgeted was not enough to complete the project. Upon completion, the property will then generate revenue that is expected to provide a return on investment in two years. A budget adjustment for increase in contracted services of $81,000 is being requested to complete the project.
A motion to approve the Budget Adjustment was made by Hank Wallace and seconded by Bernie Erickson. Unanimously approved.

b. Request For Bid - *Request For Approval*
Two bids were received for the Bylsby Avenue project: Vinton Construction for $97,200 and Peters Concrete for $59,925.
A motion to award the contract to Peters Concrete in the amount of $59,925 was made by Tim Feldhausen and seconded by Bryan Hyska. Unanimously approved.

7) 2019 Budget
The Finance Department and County Executive have accepted the Budget with the Harbor Commission's amendment adding $5,000 to support the 2019 Tall Ships Festival and cruise ship visits. The budget will go to PD&T in October and then to County Board in November.

Dean Haen provided the final version of the statement of funds. He pointed out the increased revenue expected from the dredging project in Sturgeon Bay going to Bay Port, and the expected 2019 dredging by the Army Corps of Engineers in Green Bay is budgeted but will not be determined until spring. Expenses are expected from emptying Cell 5 at Bay Port over the winter of 2019.

8) Status of Pulliam Plant Property
Dean Haen and Tom Klimek met with State Representative Eric Genrich, who represents the Pulliam Plant's District, and representatives from the city of Green Bay, and it was mutually agreed that the highest and best use of the Pulliam Plant property is port-related industrial property. The Port of Green Bay has been expressing interest in the Pulliam Plant property for a long time.

The city of Green Bay separately has met with WE Energies. The County will also meet with WE Energies and WPS in early October, to offer county expertise and concept designs of a greater community vision and economic impact with port, manufacturing and industrial uses for the Pulliam Plant property.

Commissioner Antonneau advised that we need to invite key legislators and senators to the meeting with WE Energies and WPS to get communication flowing freely and to get them involved.

Commissioner Kornowske's suggestion was to get Class 1 Railroads involved in the discussion regarding better rail service, which would advance Green Bay as an intermodal shipping facility.

Holly Bellmund, President and COO of GLC Minerals, stated that as adjacent landowners it is essential for them to understand what is going on, they want to be part of the expansion and would like to have access to part of the property. She expressed concern that they have 40 manufacturing jobs that rely upon port viability and would like to expand and grow their business. She stated that it is essential that they be at the table. She spoke for GLC Minerals at 1450 Bylsby Avenue.

9) Beneficial Reuse Project

Dean Haen indicated that the Kurtz Bros Inc. in partnership with ENVi Environmental provided a phase II proposal to advance the beneficial reuse effort. They are currently working with the state of Ohio doing beneficial reuse of fill and topsoil. Their proposal would cost $70,000-100,000 to implement. This is not in the budget this year and would have to follow the RFP process.

Mr. Haen recommended breaking apart the project into phases. The first step is to create a work group with the DNR, the Army Corps of Engineers, an environmental consulting firm and the county; develop an RFP to hire that environmental consulting firm to create and direct the group and to work alongside the DNR to establish and advance a beneficial reuse plan, and then develop another RFP to implement the beneficial reuse plan. The first RFP could be released in the fall of 2018 with work beginning in 2019.

Tom Klimek asked whether any grants are available for funding this project. Mark Walter remarked that there are several grants that might be related to this type of project, so he will look at specific grants. The grant cycle process takes at least a year from application to awarding any funding. More grants would be available for the second RFP for implementing the plan, doing the sampling and putting together a market analysis.

An RFP will be put together and brought to the Harbor Commission for approval to start the process.

10) Renard Island End-Use Plan

Dean Haen reported that the Renard Island End-Use Project held a kickoff meeting to introduce the project team and describe the process.

The team leader, Gregg Calpino from SmithGroup, presented an overview of the vision for the "Renard Island Strategic Master Plan." He explained that the six month process will consist of a kick-off meeting, and a 3-day charrette workshop open to all interested stakeholders and the public. The NCI charrette approach invites key groups to participate and collaborate in the design process, generating relevant feedback and making decisions for community projects.

The next step for the team is to identify the stakeholder groups to invite, to set up a date and to arrange a venue for the Charrette meeting. Dean encourages all Harbor Commissioners to attend the 3-day meeting. Mark Walter will be the contact point for

communication with the Team. He can be reached by phone 920-492-4965 or email Walter_MA@co.brown.wi.us .

Bernie Erickson suggested that the project team should be made aware of the potential end-use of the Pulliam Plant property and to consider whether it might affect the Renard Island End-Use Plan.

11) Great Lakes St. Lawrence Seaway Economic Impact Study
Dean Haen noted that the Great Lakes-St. Lawrence Seaway Economic Impact Study was completed and released in July. The Great Lakes-St. Lawrence Seaway as a whole produced 240,000 jobs and $35 billion toward the Great Lakes economy. The Wisconsin Impact Study was rolled out at the Wisconsin Commercial Ports Association (WCPA) annual meeting in August. The Wisconsin value was $1.4 billion of economic activity and 7,500 jobs in the state of Wisconsin.

There was a press conference earlier in the morning to release the results of the *Economic Impacts of the Port of Green Bay* report. The cargo and vessel activity at the Port of Green Bay generated $147 million toward the regional economy and supported 1,289 jobs in 2017. Since the last study was done with 2010 data, there has been a 49% growth in jobs and a 77% growth in economic impact, which are significant increases since the last study was completed. The press conference was well attended. County Executive Troy Streckenbach, Jim Haese of Lafarge and Harbor Commission President Tom Klimek each made remarks. Each job is worth about $120,000 in an indirect ripple effect on the community's economics.

12) Tonnage Report
Dean Haen shared that the August tonnage is up 16%. The Port is having a strong shipping season. All commodities are up with the exception of salt. Salt tonnage had been halted due to a strike in Canada, but will resume later and continue until ice-up. Mr. Haen expects that the tonnage could be at 2 million tons by the end of the season.

13) Director's Report
Dean Haen stated that the process is underway to consolidate the Bay Port Plan Modifications reports into one new Plan of Operation.

14) Acknowledgement of Bills
A motion to acknowledge the payment of bills was made by Bryan Hyska and seconded by Wes Kornowske. Unanimously approved.

15) Such Other Matters as Authorized by Law – *Update*

16) Adjourn
A motion to adjourn the Harbor Commission meeting at 11:07am was made by Hank Wallace and seconded by Tim Feldhausen. Unanimously approved.

Tom Klimek, President
Harbor Commission

Dean R. Haen, Director
Port & Resource Recovery Department