

**PORT & RESOURCE RECOVERY DEPARTMENT**



2561 SOUTH BROADWAY  
GREEN BAY, WI 54304

PHONE: (920) 492-4950 | FAX: (920) 492-4957

DEAN R. HAEN  
DIRECTOR

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**MINUTES OF THE BROWN COUNTY HARBOR COMMISSION**

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A meeting was held on **Monday, December 19<sup>th</sup>, 2022**  
at the Port Offices, 2561 S Broadway, Green Bay, WI 54304

1) Call to Order:

The meeting was officially called to order by President Tom Klimek at 10:31 am.

2) Roll Call:

Present:                    President Tom Klimek  
                                 Vice President Bryan Hyska  
                                 Commissioner Barb LaMue  
                                 Commissioner Tim Feldhausen  
                                 Commissioner Hank Wallace  
                                 Commissioner Wes Kornowske  
                                 Commissioner Ron Antonneau  
                                 Commissioner Pete Diemer

Excused:                    Commissioner Mike Vizer

Also Present:             Dean Haen, Brown County P&RR  
                                 Mark Walter, Brown County P&RR  
                                 Chad Doverspike, Brown County P&RR  
                                 Katie Platten, Brown County P&RR  
                                 Holly Bellmund, GLC Minerals  
                                 Ron Wilber, HoChunk Nation  
                                 Scott Stein, Leonard & Finco  
                                 Susan Finco, Leonard & Finco  
                                 Chris Christenson, Leonard & Finco

3) Approval/Modification – Meeting Agenda

**A motion to approve the agenda as revised was made by Ron Antonneau and seconded by Wes Kornowske.** Unanimously approved.

4) Approval/Modification – Minutes of October 10<sup>th</sup>, 2022 Meeting

**A motion to approve the minutes of the October 10<sup>th</sup> meeting was made by Ron Antonneau and seconded by Wes Kornowske.** Unanimously approved.

5) Announcements/Communications

Director Dean Haen wished all in attendance a Merry Christmas and safe travels for the holiday season. Mr. Haen also wanted to extend condolences to Commissioner Tim Feldhausen for the loss of his father.

6) 1996 Dock Wall Lease Agreement Quit Claim Deeds

Mr. Haen discussed three Quit Claim deeds that were finalized to fulfill Brown County's obligation of returning ownership of property as agreed to in the 1996 Dock Wall Lease Agreements with Fox River Terminals, LLC, Flint Hills Resources Pine Bend, LLC, and GLCC Properties, LLC.

7) Port Development Site

Mr. Haen spoke on the many moving pieces of the developing project at the Port Development Site. The GLC Minerals property transaction continues as pending due to WPS and ATC easements that are in progress.

As part of the engineering work, an additional half acre of property was identified for purchase on the north end of the property. This was agreed upon with Wisconsin Public Service and will need County Board action to complete as a property purchase. Failure to purchase would create a stagnant water area on the adjoining property line.

Additionally, the original Wisconsin Public Service easement to access the Brown County property will no longer work as the WPS entrance is no longer manned. A new access easement is being pursued and drafted with WPS. During an inspection of the proposed area for a 40-foot easement to the property, a railway switch was identified directly in the proposed easement. Switches cannot be in roadways. Solutions that are being considered include either relocating the switch, pursuing a different WPS easement or consider using part of Brown County property that is proposed to be sold to GLC to access the property. Moving switches and changing track alignments could be expensive. Commissioner Wes Kornowske asked what the decision point would be with the easement issue to which Mr. Haen answered that further engineering and working with each entity would move us towards a solution.

Reorientation of the ATC power lines were also discussed. Mr. Haen explained that easements, storage height, and relocation of the lines should be resolved by end of January 2023. This is another factor in delaying the property transaction with GLC Minerals. Commissioner Barb LaMue questioned if ATC has entertained the idea of burying the power lines; Mr. Haen answered that they wouldn't financially consider that as it was previously questioned. Mr. Kornowske suggested that any future

easements with ATC be predicated on the lines being buried and existing easements removed. Commissioner Ron Antonneau spoke on the issue that it would require approval from the Public Service Commission, which would likely not be approved as it would put additional/unnecessary costs onto their rate payers.

A meeting was held with C. Reiss Company in the previous week. C. Reiss Company is open to relocating their operations and are hoping for a zero-cost situation with no additional expenditure. The plan for the Port Development Site would be to generate revenue through lease payments to pay back the Port's outlay for the purchase of the property and acquire another property in the future. As a part of the grants the Port has received, the Port needs to demonstrate port growth and job creation. Mr. Haen agreed to share conceptual design plans for the Port Development Site in 2023 and continue exploring options that meet both party's goals.

A discussion regarding usage of grant funds according to verbiage in the grant agreements occurred. Mark Walter discussed using DOT Harbor Assistance Program, MARAD PIDP, and AARPA grant agreements that were accepted and what the funds can be used on specifically. Mr. Kornowske spoke on the timeline of the project and discussed setting a date to have a tenant in place and ready to take over operations at the Port Development Site prior to project completion. Port development and growth must be evident for many of the grant agreements, and the site must show use within a certain period of time.

A discussion concerning the C. Reiss Company's Mason Street property occurred. Mr. Haen noted that the City of Green Bay will accept industrial port use of the Mason Street property as long as it is a non-nuisance use and it does not impede on the northern portion of the property that the City is interested in.

A short discussion regarding sampling under through the capped slip owned by Georgia Pacific occurred.

**A motion to suspend rules to allow a member of the public to speak was made by Hank Wallace and seconded by Tim Feldhausen.** Unanimously approved.

GLC Minerals President Holly Bellmund explained that the Brown County Board of Supervisors approved the sale of the 9-10 Acres of the Port Development Property to GLC Minerals. GLC Minerals is dedicated to economic growth of the Port, and that their investments made for their engineering purposes remains on hold until the property sale closes. Mrs. Bellmund wanted to state again that they remain solid partners with Brown County in this effort. Mr. Haen agreed and reiterated Mrs. Bellmund's sentiments.

A short discussion followed Mrs. Bellmund's words. Several legal components, as well as due diligence with the site issues (ATC powerlines and easements as

discussed previously) are causing delays in closing on the property agreement. GLC Minerals would prefer to not have an easement on their property as they have plans for the entire use of the site.

**A motion to return to regular session was made by Hank Wallace and seconded by Barb LaMue.** Unanimously approved.

8) Leonard & Finco Public Relations & Communications

Scott Stein with Leonard & Finco Public Relations firm gave a presentation about the work that was conducted for the Port of Green Bay in 2022. Topics of discussion were news releases, examples of print media, social media that was conducted, and website audits. Plans for 2023 were also presented.

Mr. Stein answered questions from the Harbor Commission. He explained how the designation of a NERR facility and estuary would make a great addition to the area and would bring interest to boating and shipping. Mr. Stein also discussed the MarineTraffic.com app which was added to the Port of Green Bay website that helps ship watchers track ship locations.

9) Director's Report

Mr. Haen briefly discussed the 217 Agreement with the U.S. Army Corps of Engineers that is still in progress.

10) Tonnage Report

Mr. Haen commented that tonnage was slowing down into the winter months. The beginning of 2023 will most likely see a slow start as well.

11) CLOSED SESSION

*Pursuant to Wis. Stat. § 19.85(1)(e), any meeting of a governmental body may be convened in closed session for purposes of deliberating or negotiating the purchasing of public properties, the investing of public funds, or the conducting of other specified public business, whenever competitive or bargaining reasons require closed session.*

**A motion to go into closed session was made by Barb LaMue and seconded by Hank Wallace.** A roll call vote followed with the following Commissioners voting "aye": Tom Klimek, Bryan Hyska, Barb LaMue, Ron Antonneau, Pete Diemer, Hank Wallace, Wes Kornowske and Tim Feldhausen. There were no "nay" votes; the

motion was passed. The purpose of the closed session was for deliberation and possible negotiations/action relating to real property.

**A motion was made by Tim Feldhausen and seconded by Hank Wallace to return to open session.** A roll call vote followed with the following Commissioners voting “aye”: Tom Klimek, Bryan Hyska, Barb LaMue, Ron Antonneau, Pete Diemer, Hank Wallace, and Tim Feldhausen There were no “nay” votes; the motion was passed. **No action was taken.** The Harbor Commission continued with agenda items in open session.

12) Such Other Matters as Authorized by Law

No other such matters.

13) Adjourn

**A motion to adjourn the Harbor Commission meeting at 12:30 pm was made by Hank Wallace and seconded by Barb LaMue.** Unanimously approved.

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Tom Klimek, President  
Harbor Commission

Dean R. Haen, Director  
Port & Resource Recovery Department