

PORT & RESOURCE RECOVERY DEPARTMENT



2561 SOUTH BROADWAY
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DEAN R. HAEN
DIRECTOR

MINUTES OF THE BROWN COUNTY HARBOR COMMISSION

A meeting was held on **Monday, May 9th, 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 10:30 am.

2) Roll Call:

Present: President Tom Klimek
 Commissioner Barb LaMue
 Commissioner Hank Wallace
 Commissioner Ron Antonneau
 Commissioner Tim Feldhausen
 Commissioner Mike Vizer
 Commissioner Wes Kornowske
 Commissioner Pete Diemer

Excused: Vice President Bryan Hyska

Also Present: Dean Haen, Brown County P&RR
 Mark Walter, Brown County P&RR
 Holly Bellmund, GLC Minerals
 Ivy Summers, JOSHUA
 Maureen Perkins, JOSHUA

3) Approval/Modification – Meeting Agenda

A motion to approve the agenda was made by Tim Feldhausen and seconded by Wes Kornowske. Unanimously approved.

4) Approval/Modification – Minutes of March 14, 2022 Meeting

A motion to approve the minutes of the March 14, 2022 meeting was made by Ron Antonneau and seconded by Mike Vizer. Unanimously approved.

5) Announcements/Communications

Director Dean Haen mentioned the Port Symposium event that was held on April 14th, 2022 and how it was nice to have in person events again. Mr. Haen also recognized Ron Antonneau as he was recently elected to the Brown County Board of Supervisors.

Barb LaMue discussed the Intermodal Freight facility study that will be out and presented on May 17th. Ms. LaMue extended the invitation to the Commissioners and encouraged them to forward the invitation on. Ms. LaMue also discussed the christening of the LCS29 Beloit in Marinette and its significance to a potential ship commissioning in Green Bay.

6) Port Development Site

Port Infrastructure Development Program Grant

Mr. Haen began with a discussion about the Port Infrastructure Development Grant that is due May 16th. Mark Walter discussed the narrative and progress on the application. A 20% match against 80% funding at the federal level is required; the application is asking for approximately 36% federal funding against 64% local match. Grant agreements for the WisDOT Harbor Assistance Program and the Wisconsin Neighborhood Investment Program have not been received as of yet. Mr. Haen further explained that the grant agreements are needed before project costs can be incurred so moving forward with GEI's engineering plans may be delayed until grant agreements are executed and expenses are reimbursable.

President Tom Klimek asked who would notify the Port Department when these agreements are coming; Mr. Haen answered that they would come from the Wisconsin DOT and the Wisconsin Department of Administration.

Pete Diemer asked about issues and timing with using one grant or another and if the delays would be because it is a self-imposed schedule. Mr. Haen answered that the RFP for the engineering firm was sent out early to begin the process, but now that receiving the grant money is facing delays, the project may need to slow down. The County allocated \$1.3M of ARPA funds for stormwater for the project. A portion of these funds will be used for some initial engineering costs, but for the most part the GEI engineering work will need to slow down. Mr. Antonneau said that it is best that being proactive and not to spend money until the funds are available based on a conversation that he had with the Governor's Chief of Staff about ARPA fund usage.

Mr. Walter discussed that when applying for the grants they were told that projects were expected to be shovel ready by the end of the current Governors' term of office.

Mike Vizer asked if the area that was previously dredged by TetraTech was ever capped off. Mr. Haen responded that there is a cap in the slip that will be further capped off as will a small area in the bay. The sampling that is needed for site improvements at the site is deeper than previously done for remediation purposes.

GLC Property Transaction and Surface Lease

Mr. Haen said that he was working with GLC Minerals owner, Wes Garner on the property purchase agreement, and surface lease which is in Corporation Counsel's hands. This property transaction is also a source of funds for the Port development site project including engineering.

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

GLC Minerals President Holly Bellmund confirmed that the County and GLC are negotiating the transaction and they are eager to cut the check and complete the transaction as soon as possible.

A motion to return to regular session was made by Wes Kornowske and seconded by Hank Wallace. Unanimously approved.

Mr. Haen discussed things that are being addressed prior to the transaction being completed such as getting a permanent easement from WPS to the property from Bylsby Avenue. The County has discussed with WPS and GLC selling a 60-foot wide piece of the property. The surface lease is in good shape and tentatively agreed to in price with Corporation Counsel's approval. Mr. Antonneau asked if the tenant who would be allowed access would be responsible for ingress/egress. Mr. Haen responded that it would be recovered over time thru the property lease to the new tenant. Further discussion occurred on the ingress/egress of the property.

GEI Engineering and Consulting

Around \$250,000 of the \$1.3 million Stormwater Grant will be used for engineering, but further use of these funds will be capped until more resources are available. Mr. Diemer asked if the GEI contract was public. Mr. Haen explained the RFP process and how GEI was selected. The information requested can be provided to the Harbor Commissioners.

There was further discussion regarding the use of grant monies, funding of initial engineering costs, and contingency plans if the terms and conditions of the grant agreements require The C. Reiss Company to ultimately be the new tenants.

Mr. Diemer asked if The C. Reiss Company is in the conversation and how the process plays out with their involvement. Mr. Haen answered that there is

correlation in the grant with C. Reiss. As a Port, there needs to be Port growth, so regardless, the site needs to be improved. Mr. Walter explained the grant process and why Brown County is moving forward with the project. Mr. Haen also discussed that a meeting between Brown County, the City of Green Bay, and C. Reiss has been happening and will continue happening. Concerns about engineering the site without input by C. Reiss were as addressed by Mr. Haen explaining that there have been multiple meetings with C. Reiss to discuss and ensure their needs on a new site, including bulk storage at the dock wall and mooring structures are met.

7) Renard Island

Mr. Haen talked about the pursuit to have the NERR facility located on Renard Island. There has been consistent engagement with Chip McDonald and there are NERR meetings later in the week. Brown County Executive Troy Streckenbach has proposed \$2 million of County ARPA funds to be used to expand the causeway, pave, and put a parking lot on the island. With \$3.2 million also proposed to be dedicated to the Port Development Site project, the County's total ARPA funds of \$14 million may include \$5 million dedicated to the Port of Green Bay's two large projects. Next is to make sure that both projects get the attention that they need and see what the County Board decides.

Mr. Haen continued the discussion of Renard Island by talking about his meeting with the Ho-Chunk Nation. Ho-Chunk had shown great interest in inclusion in the project prior to the 2020 pandemic and are back in discussions of the project. The idea would be to construct a cultural heritage site in the form of a pyramid and/or effigy mounds. Mr. Haen briefly explained the historical relevance of the pyramids used in Wisconsin as a directional guide for the tribe as they had to transit to find new places to live. The pyramid would be a cultural site and could also be used as an outlook. Mr. Antonneau talked about discussions of a visitor center and concerns if there is room for it and also not to have it exclusively Ho-Chunk. Mr. Haen responded that there was room for both attractions and that the discussion with Ho-Chunk Nation previously was more centered around all Indigenous Peoples culture.

Ms. LaMue mentioned that NERR webinars were scheduled within the next week to discuss the project.

Mr. Haen discussed that Foth was asked to look at engineering on the island to determine a cost estimate for developing the causeway, parking lot, and a NERR facility.

8) Director's Report

Mr. Haen said that the 217 Agreement with the U.S. Army Corps of Engineers is being renegotiated. Mr. Mike Konecny has been hired to assist.

Mr. Haen also discussed an easement that was redrafted for Renard Island over Sauk Road which will be brought to the Green Bay City Council for consideration.

9) Tonnage Report

The tonnage report for the beginning of the shipping season was presented to the Harbor Commission. Mr. Vizer commented that the late winter was the reason for a slow start, but it will be picking up with better weather.

10) Amending USACE 217 Agreement

Tim Feldhausen asked how the relationship between the Port of Green Bay and the Chicago U.S. Army Corps of Engineers has been. Mr. Haen answered that everything is going better than expected. Mr. Walter answered that the lines of communication has improved.

11) Acknowledgement of Bills

A listing of the bills paid in March and April was reviewed by the Commission.

12) Such Other Matters as Authorized by Law

No other such matters.

13) Adjourn

A motion to adjourn the Harbor Commission meeting at 11:20 am was made by Mike Vizer and seconded by Wes Kornowske. Unanimously approved.

Tom Klimek, President
Harbor Commission

Dean R. Haen, Director
Port & Resource Recovery Department