

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, June 13th, 2022**
at the Port Offices, 2561 S Broadway, Green Bay, WI 54304

1) Call to Order:

The meeting was officially called to order by Commissioner Ron Antonneau at 10:30 am.

2) Roll Call:

Present: Commissioner Hank Wallace
Commissioner Ron Antonneau
Commissioner Tim Feldhausen
Commissioner Mike Vizer
Commissioner Wes Kornowske
Commissioner Pete Diemer

Excused: President Tom Klimek
Vice President Bryan Hyska
Commissioner Barb LaMue

Also Present: Dean Haen, Brown County P&RR
Mark Walter, Brown County P&RR
Katie Platten, Brown County P&RR
Holly Bellmund, GLC Minerals

3) Approval/Modification – Meeting Agenda

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

4) Approval/Modification – Minutes of May 9th, 2022 Meeting

Commissioner Pete Diemer suggested amendments to the Minutes of the May 9th, 2022 meeting of the Harbor Commission. A discussion on RFP selection process occurred.

A motion to amend and approve the amended minutes of the May 9th, 2022 meeting was made by Mike Vizer and seconded by Hank Wallace. Unanimously approved.

5) Announcements/Communications

Director Dean Haen announced that Wes Kornowske, Brian Hyska, and Barb LaMue have each accepted another three-year term on the Harbor Commission. This decision is now on to the County Board for approval.

Mr. Haen announced that an informational event would occur later in the afternoon regarding cruise ship arrivals into Green Bay. The Ocean Navigator will be welcomed on Thursday, June 16th, 2022 after a long delay due to COVID-19, weather, and related issues. The delay allowed the city of Green Bay to make dock wall repairs and install fenders.

6) 2023 Budget

Mr. Haen explained that the Port area of the department has begun its budgeting process for the 2023 budget. Table of organization, depreciation, and a list of assets have been completed. Capital improvement plans were provided to the commissioners, including the Port Development Site, Bay Port expansion, and the development of Renard Island.

The PD&T Committee allocated \$2.6 million of Brown County's ARPA funds to the Port Development Site, but no funds were designated for Renard Island improvements. Mr. Diemer requested that the project descriptions be updated to reflect current verbiage. Commissioner Ron Antonneau asked what the next step would be to secure funding for Renard Island. Mr. Haen responded that without County ARPA funds, the Port will continue to work with the Ho-Chunk Nation or any other funding source. Designating Renard Island as a site for a NERR research facility would assist in funding improvements.

A discussion about the Port of Green Bay's involvement in the Renard Island project for the future occurred. Mr. Haen explained that while the development would be a great asset for the community and the City of Green Bay, it is not inherently part of the Port's mission or vision. Mr. Antonneau commented that the Port Development Site project was a better fit into the economic development of the harbor than the Renard Island project. Commissioner Wes Kornowske said that perhaps the department was not the best suited for the project. Commissioner Tim Feldhausen added that the Port would be best suited to act as the advocates for Renard Island, but not to manage the project itself. Mr. Antonneau mentioned that while the County Executive designated Mr. Haen as the lead on the project, it might be, better suited for the Brown County Planning Department. Commissioner Mike Vizer commented that Renard Island does not fit into the purpose of the Harbor

Commission to promote industrial applications of the Port. Mr. Antonneau agreed, saying that the project was for environmental and recreational purposes. Commissioner Hank Wallace commented that no other entity has stepped forward to take on the project, which Mr. Haen replied that the site is not yet developed enough for anyone to take an interest. If there was a parking lot or if the NERR site was established, then interest would be more likely.

Mr. Haen finished the conversation regarding the budget process for 2023 by mentioning that budget work will be completed in August for review by the Harbor Commission. The budget will be then brought to PD&T in October. Mr. Antonneau requested that significant changes be highlighted when presented in August.

7) Port Development Site

Mr. Haen and Mark Walter discussed the grant approval and financial status of the Port Development Site. Mr. Haen began by explaining that \$2.6 million of Brown County ARPA funds were approved by PD&T for 2023 which will then be approved by the County Board.

Mr. Walter handed out copies of the Port Infrastructure Development Program (PIDP) grant that the Port submitted to the Maritime Administration, which includes a breakdown of costs and projected funding. He commented that there will be no news if the grant is awarded until the end of 2022, with any grant agreements to follow late into 2023. Mr. Walter also commented that the agreement for the Neighborhood Investment Fund Program grant is expected by the end of June. Mr. Kornowske asked about the timeline that was provided showing a design start in 2022 and early construction to start in 2023. Mr. Haen responded that the timeline could still be a reality as other funding sources become available.

Further discussion on grant matching and defederalized funds occurred. Mr. Vizer and Mr. Antonneau raised concerns regarding communication between agencies. Mr. Walter said that he was working with the County finance department.

Mr. Haen said that next steps will be to continue reaching out and meeting with C. Reiss and the City of Green Bay. There will be a three-party meeting in the future.

Mr. Haen explained that the lease and purchase agreement with GLC Minerals is prepared, but a few issues have prevented their completion. Access through the existing WPS gate has been a prevailing issue. Communications with WPS shows that they are open to allowing a 40 ft easement. Once the building that WPS is currently occupying is empty, WPS has indicated a willingness to sell the County the building and a permanent 70 ft strip of access land. ATC plans to relocate a high transmission line that crosses the Fox River at an angle. GLC Mineral's storage should not be affected by the high transmission line but is something to consider. Mr. Antonneau asked how long the lease is, which Mr. Haen answered

that it is a six-month lease with flexibility for construction until it is sold. Discussion about the purchase rate and agreement occurred.

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

GLC Minerals wanted to -close the transaction at the time that Brown County acquired the property in January. Mr. Haen explained that delays caused by the easements and now the ATC line were delaying the execution of the transaction. He said that covering all potential issues is the priority before the transaction is completed. Mrs. Bellmund added that Brown County is benefiting from the lease payments until the sale which is shown as income in the grant applications. GLC Minerals is more than willing to finish the deal and will be viewing the ATC specifications and how they would affect GLC Minerals operations.

Mr. Diemer commented that ATC occasionally places the line underground, which Mr. Haen explained that in discussions with ATC, an underground line was more expensive than replacing the existing line. Mr. Diemer believes underground is only incrementally more than overhead. Mr. Haen agreed to discuss underground transmission lines with ATC.

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

8) Renard Island

No further discussion of Renard Island occurred. All business was covered in Item 6. 2023 Budget.

9) Director's Report

Mr. Haen talked about the continuing efforts to amend the 217 agreement with the U.S. Army Corps of Engineers. The 20-year agreement for the use of Bay Port facilities has a built-in review function every five years. Mr. Konecny previously completed these with Schenck Associates, and now will be working independently with MK Consultants.

10) Tonnage Report

A draft tonnage report for the month of May was presented to the Harbor Commission with one terminal operator yet to report at the time of the Harbor Commission meeting.

11) Acknowledgement of Bills

A listing of the bills paid in April and May 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 11:26 am was made by Hank Wallace and seconded by Wes Kornowske. Unanimously approved.

Tom Klimek, President
Harbor Commission

Dean R. Haen, Director
Port & Resource Recovery Department