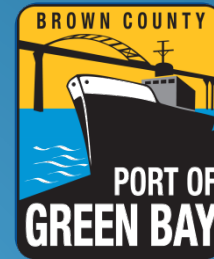
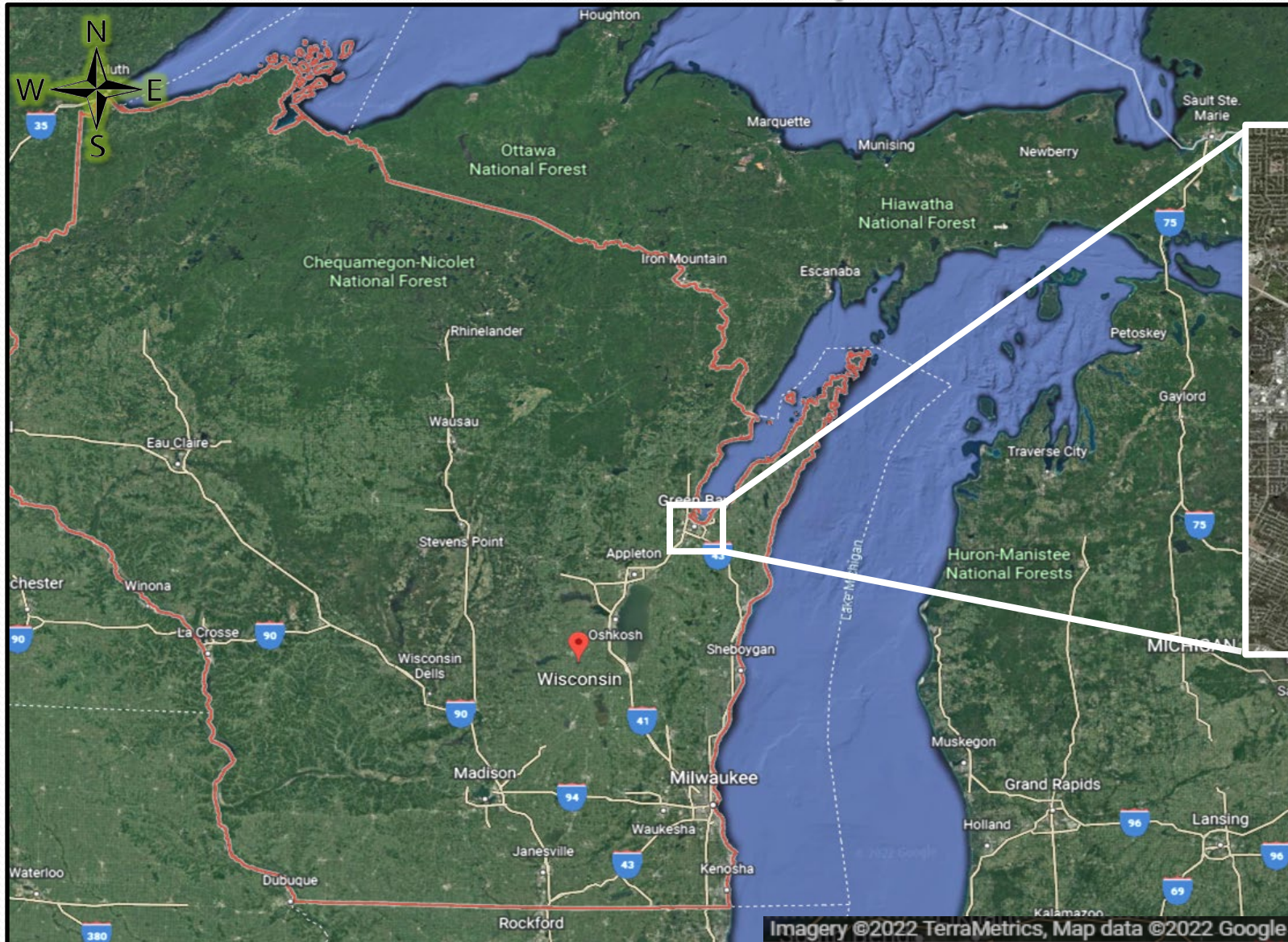


Port of Green Bay Port Development Project



Port of Green Bay

Port Development Site Location



Site Location

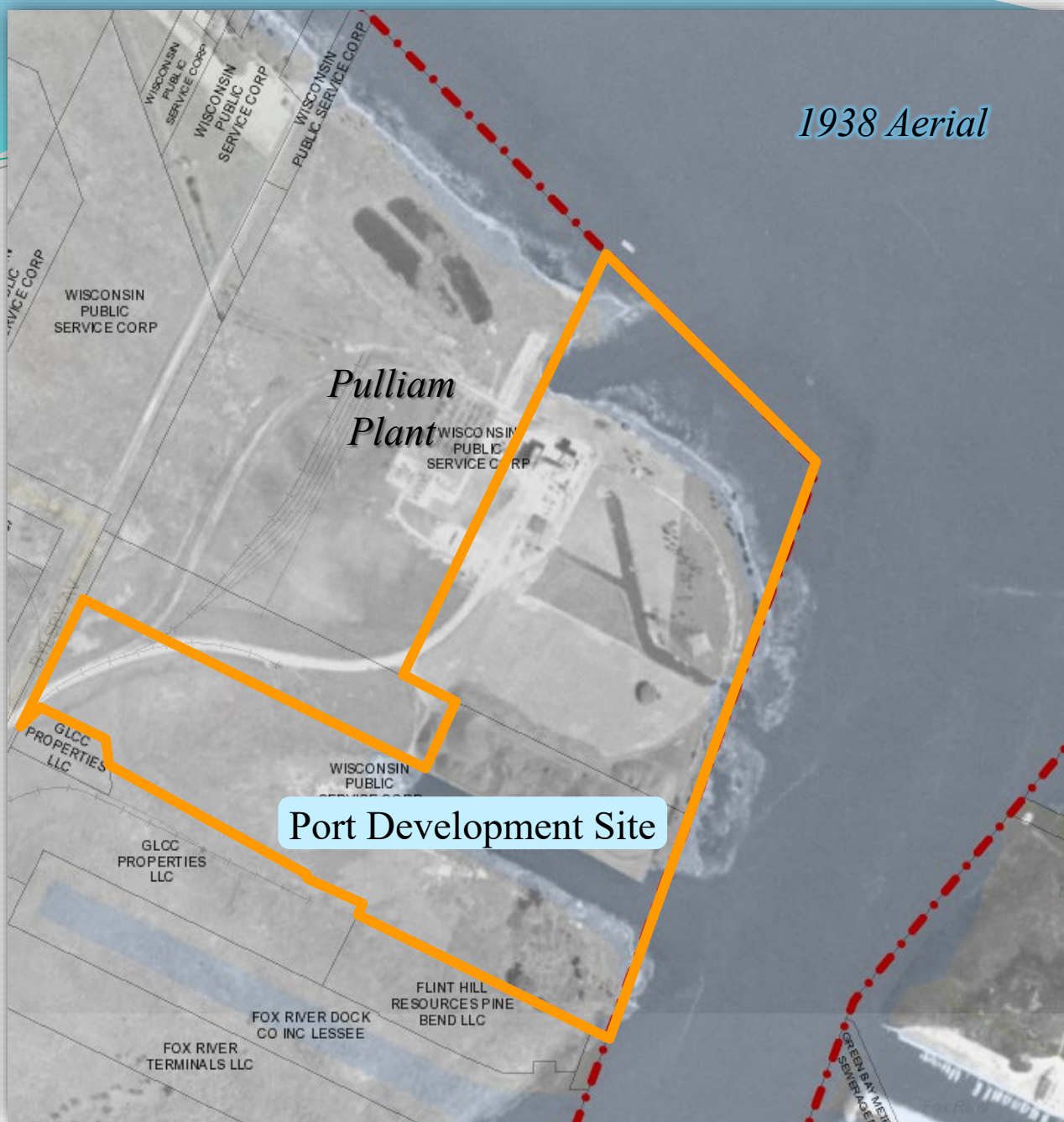


Pulliam History

- Pulliam Power Plant built in 1927 - coal-fired
- Generated 125 MW by 1964
- Decommissioned in 2018



1948 Aerial



1938 Aerial

*Pulliam
Plant*

Port Development Site

Site Location



Port Development Site

Port Development Site

- The Port Development Site is a **44-acre parcel** situated at the mouth of the Fox River with deep water access, interstate connectivity and rail access.
- The Port of Green Bay acquired the former Pulliam Power Plant property for \$2.7 million purchase with assistance from a **\$500,000 Wisconsin Economic Development Corporation grant** in January 2022
- The project is a collaborative effort involving the County, City, State, Federal government and private industries.



Current Conditions

Port Development Site



Current Conditions



Looking West

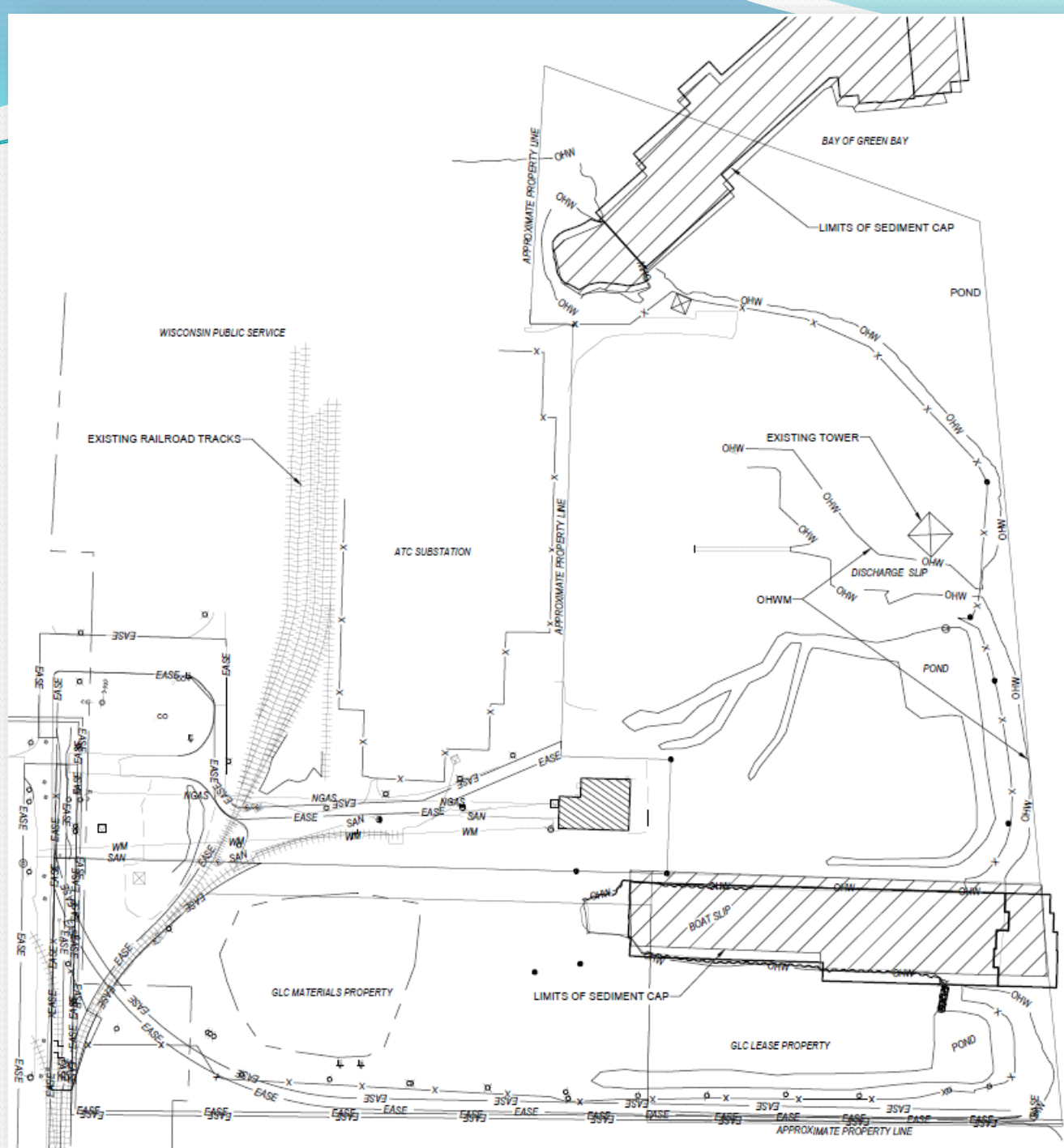


Looking East

Transportation Connections

Site on the Fox River with direct access to Rail and Interstate





Current Site Conditions

Funding & Grants

- Design and Construction in 5 Phases
- Cost Estimate - \$30 million
- Funding Awarded To-Date:
 - \$500,000 WEDC Idle Sites Grant for Property Purchase
 - \$1.3 & \$2.6 Million Brown County American Rescue Plan Act (ARPA) funds
 - \$1.1 & \$1.0 Million WisDOT Harbor Assistance Program Grants
 - \$15 Million State ARPA Grant
 - \$10.1 Million USDOT MARAD PIDP Grant

Budget

ITEM	FUNDING SOURCES							
	BROWN COUNTY			WISCONSIN				USDOT MARAD
	Port	ARPA #21	ARPA #80	WEDC IDLE SITES GRANT	HARBOR ASSISTANCE PROGRAM (2021 HAP)	HARBOR ASSISTANCE PROGRAM (2022 HAP)	NEIGHBORHOOD INVESTMENT FUND PROGRAM	PORT INFRASTRUCTURE PROGRAM
Site Purchase	\$ 2,200,000			\$ 500,000				
Dockwall Installation					\$ 1,100,000	\$ 1,000,000	\$ 3,182,500	
Dredging and Mobilization							\$ 3,258,500	
Shoreline RipRap							\$ 150,000	
Fill Shoreline to Bulkhead							\$ 1,435,422	
Fill Old Boat Slip & Cooling Channel							\$ 503,250	
Excavate and Remediate Contaminated Soil							\$ 350,000	
Raise & Resurface Site							\$ 196,620	
Asphalt Surfacing							\$ 1,250,000	
Stormwater Control & Storage		\$ 1,300,000	\$ 2,634,499					
Site Electrical								\$ 250,000
Roads and Other Utilities								\$ 500,000
Building								\$ 430,000
Mooring Bollards								\$ 600,000
Crane Pads								\$ 100,000
Rail Service & Storage Track								\$ 4,189,800
Truck Scales								\$ 300,000
Site Design & Engineering							\$ 2,575,000	
Final Engineering								\$ 1,475,000
Construction Supervision								\$ 300,000
Contingency							\$ 2,098,708	\$ 1,990,000
Totals	\$ 2,200,000	\$ 1,300,000	\$ 2,634,499	\$ 500,000	\$ 1,100,000	\$ 1,000,000	\$ 15,000,000	\$ 10,134,800

DRAFT

Subject to Change Based on Final Engineering and Bidding





Port Development Site

Site Improvements

- Install Dockwall along Bulkhead in Fox River
- Fill Behind Bulkhead
- Fill in Cooling Water Discharge Channel
- Fill in Existing Slip
- Dredging to Shipping Channel Depth

DRAFT

P.E. No.:
 Approved: MJV
 Checked: GMM
 Drawn: INR
 Designed: INR
 GEI Project: 2201593

Attention: 1"
 If this scale bar does not measure 1" then drawing is not original scale.

NO.	DATE	ISSUE/REVISION	APP.

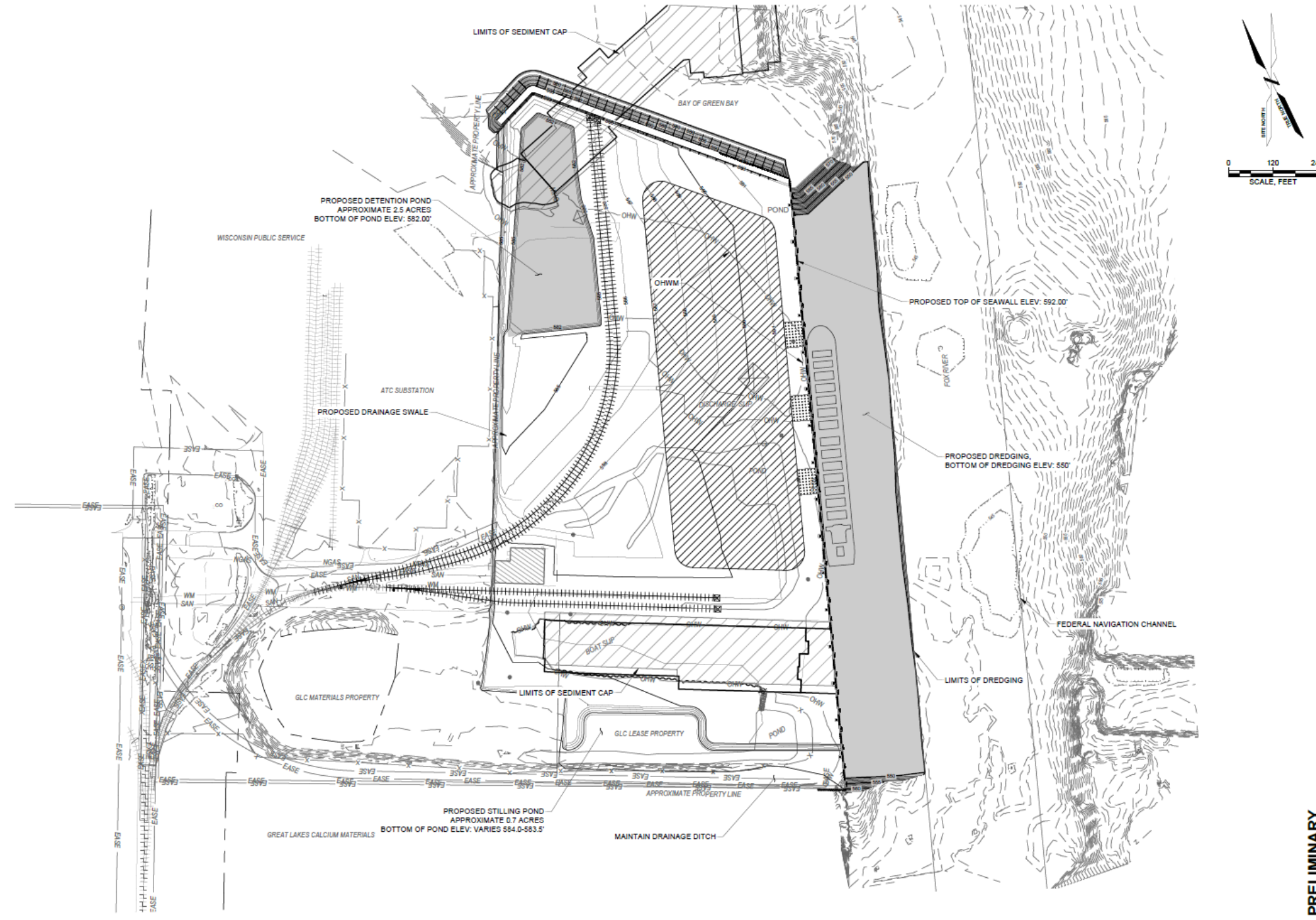
SHEET NAME

GRADING PLAN

SHEET NO.

C-120

PRELIMINARY



DRAFT

P.E. No.:
 Approved: MJV
 Checked: GMM
 Drawn: INR
 Designed: INR
 GEI Project 2201593

Attention: 1"
 If this scale bar does not measure 1"
 then drawing is not original scale.

NO.	DATE	ISSUE/REVISION	APP.

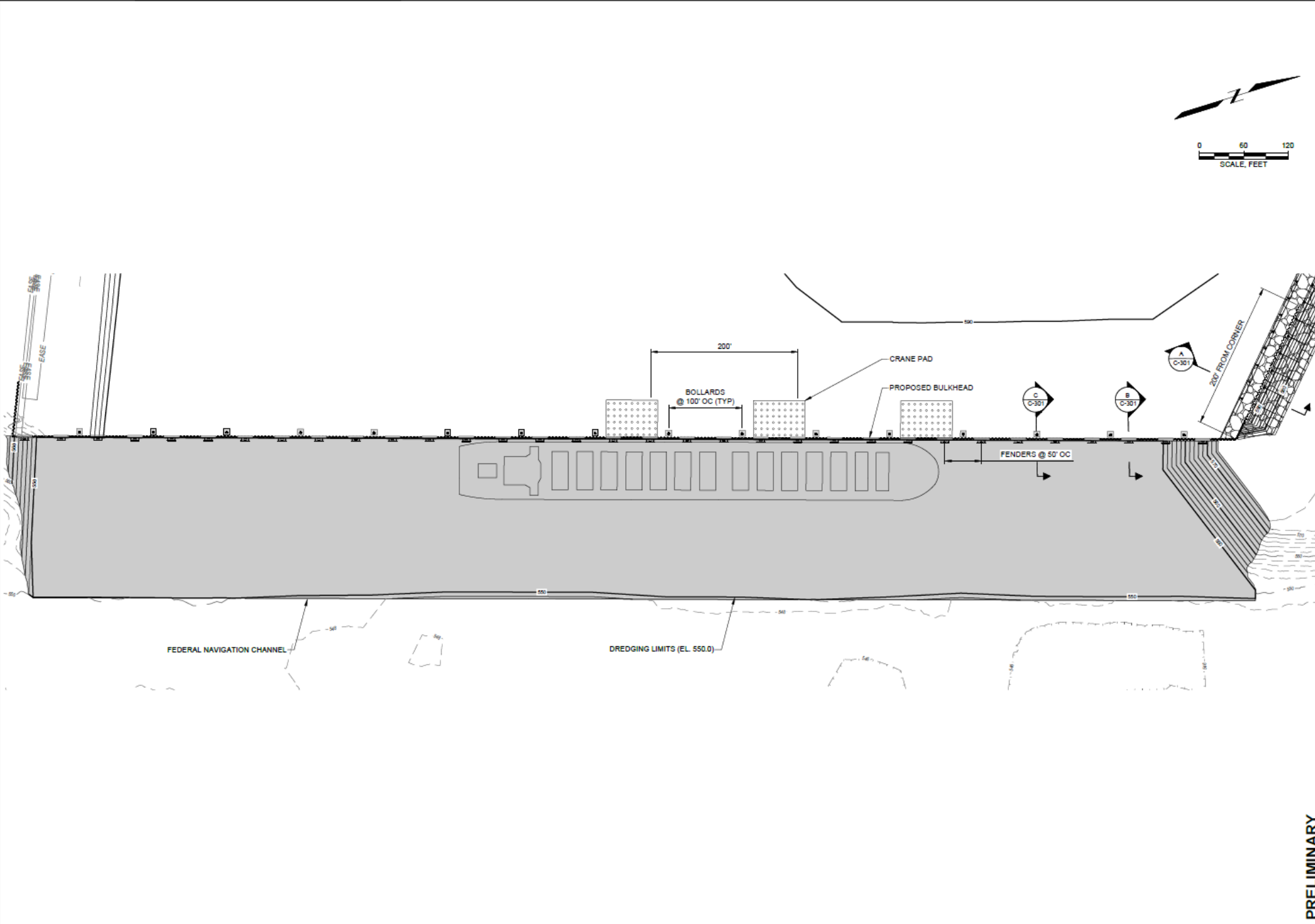
SHEET NAME

**PROPOSED
 BULKHEAD
 PLAN**

SHEET NO.

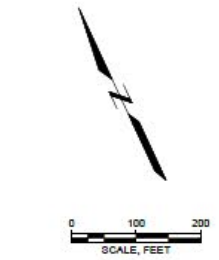
C-140

PRELIMINARY





Soil Borings



- LEGEND:**
- BW-1-22 WATER BORING LOCATION
 - BL-1-22 SOIL BORING LOCATION
 - CPT-1-22 CPT LOCATION
 - 4089-02 STS, 2008 BORING
 - WDR, 2005 SAMPLE LOCATION

- SOURCE:**
1. PLAN BASED ON MAP PREPARED BY GEI CONSULTANTS FROM SURVEY DATA COLLECTED IN APRIL AND JUNE OF 2022 AND DRONE FLIGHT ON 5-14-2022.
 2. PROPERTY SURVEY INFORMATION FROM ATTACHED MAP PREPARED BY MERIDIAN SURVEYING, LLC DATED 3-19-2021.
 3. MAP IS IN THE BROWN COUNTY COORDINATE SYSTEM AND THE VERTICAL IS NAVD83.

DRAFT

PORT PROPERTY DEVELOPMENTS FORMER PULLIAM POWER PLANT GREEN BAY, WI BROWN COUNTY GREEN BAY, WI		SOIL BORING LOCATION DIAGRAM	
		Project 2201593	MARCH 2023

Fig. #1

BRANTZ, DANIEL, J:\2022\2201593-PULLIAM\Map\Soil_Boring_Location_FINAL.dwg - 3/04/2023



WDNR DETERMINED THAT WETLANDS 1-6 ARE ARTIFICIAL AND MEET THE REQUIREMENTS FOR EXEMPTION FROM STATE WETLAND REGULATIONS.



Legend

- Limits of Field Survey (41.0 acres)
- Wetlands for Artificial Exemption Request (105,688 sq. ft.)

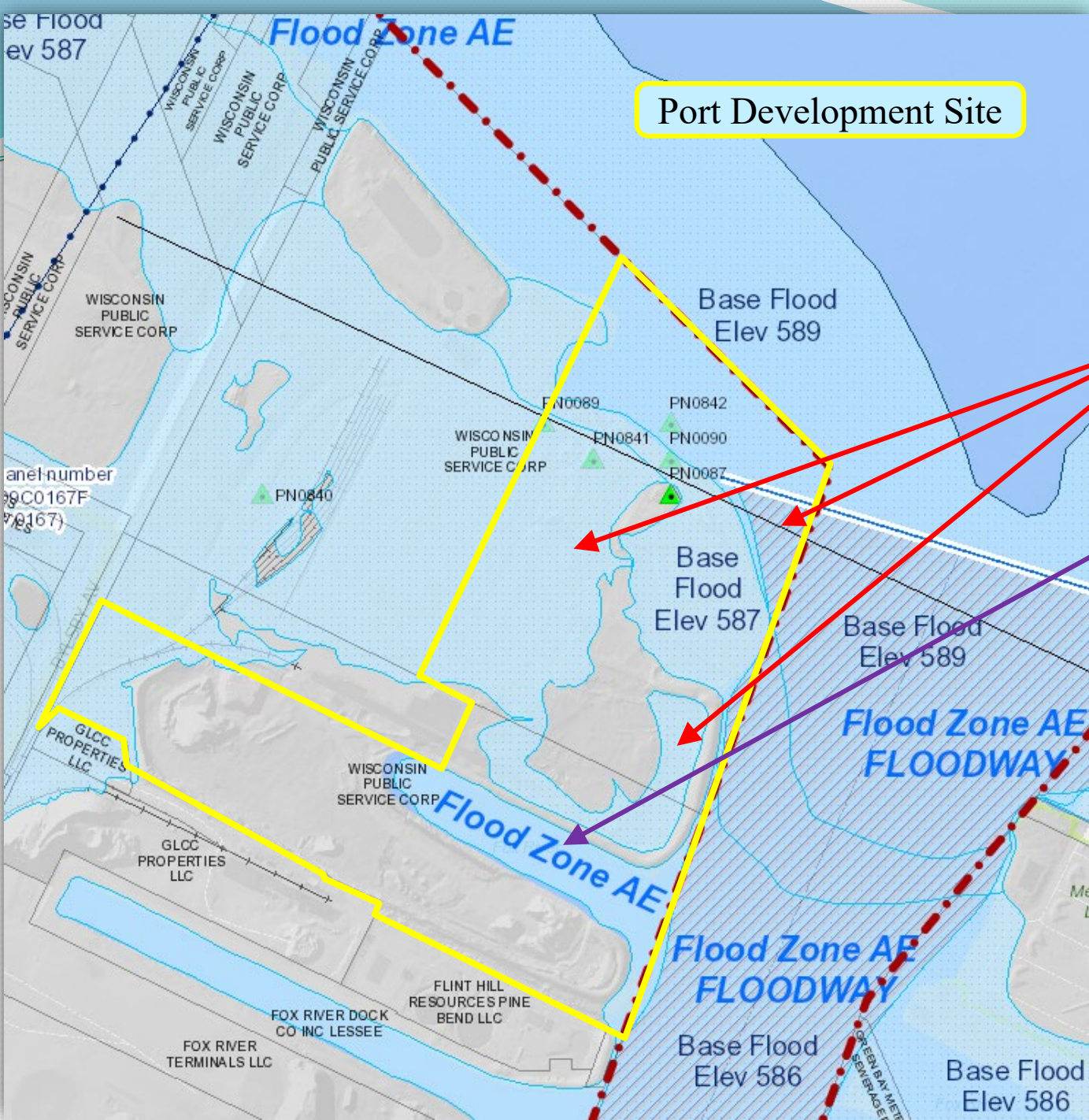
GEI 
Consultants
3159 Voyager Drive
Green Bay, WI 54311
www.geiconsultants.com

FIGURE 2
ARTIFICIAL WETLAND LOCATION MAP
BROWN COUNTY PORT & RESOURCE RECOVERY
PORT PROPERTY DEVELOPMENT
CITY OF GREEN BAY
BROWN COUNTY, WISCONSIN

Drawn: KTB 9/26/2022
Approved: KJU 9/26/2022
Scale: As Shown
Project Number: 2201593
Page 1 of 1

Wetlands





Port Development Site

Floodplain & Stormwater Management

- Raise Site Above Floodplain
- Fill in Existing Slip
- Manage Stormwater

Site Improvements



- Fill in Existing Slip
- Fill in Cooling Water Discharge Channel

Permitting – WDNR and Local Permitting

- Wetland Delineation
- Endangered Resources Review
- Rare Plant Survey
- OHWM Determination/Concurrence
- WDNR Artificial Wetland Exemption
- WDNR/USACE Joint Permit Application for Wetland and Waterway Disturbance
- Construction Site Stormwater Permit
- Green Bay Site Plan and Stormwater Submittal

Federal Permitting

- US Army Corps of Engineers
 - Joint Permit Application for Wetland and Waterway Disturbance
- FEMA
 - CLOMR for floodplain impacts

Permitting – MARAD NEPA Process

- Section 7 – Endangered Species Act
- Section 106 – National Historic Preservation Act and Tribal Consultation
 - Potential Cultural Resources Field Survey
- Environmental Assessment
 - Review of EA could prompt Environmental Impact Statement (EIS)



South B
& Marin

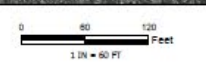
Bylsby Ave
Bylsby Ave

GLC Minerals

Flint Hills Resources



LEGEND:
 ■ Approximate Water Depth Point ● Surveyed Water Depth Point
 ▬ Ladder — Approximate Sediment Cap Limit



Port Redevelopment Project
 Brown County Port & Resource Recovery
 Green Bay, Wisconsin



EXHIBIT 1
 Sediment Cap Locations





DETENTION POND

APPROX PROPERTY LINE

SWITCH

TOWER

PROPOSED RAILROAD TRACK

POINT OF FROG

PROPOSED ENTRANCE DRIVEWAY

REVISED PROPERTY LINE
W/ EASEMENT FOR SHARED
DRIVE WITH GLC

APPROX PROPERTY LINE

PROPOSED ATC
POWER LINE

Project Timeline

2016

Pulliam Property identified for Port acquisition

2018-2020

WPS decommissions Pulliam Plant and clears site

2021

Port receives WEDC Idle Sites Grant for property purchase (\$500K)

Port receives Neighborhood Investment Fund Program grant (\$15M)

2022

Port purchases property from WPS (\$2.7M)

Port hires GEI Consultants for design and engineering

Port awarded WisDOT HAP grant (\$1.1M)

Port awarded MARAD Port Infrastructure Development Program grant (\$10.2M)

2023

Port begins NEPA process for site

Port awarded WisDOT HAP grant (\$1.0M)

Looking Ahead

2023

- Rail easements with WPS
- ATC Powerline
- GLC Property Sale
- Complete NEPA process
- Complete State and Federal agency permits
- Finalize MARAD PIDP grant agreement

2024

- Develop Final Site Designs and Engineering Plan
- Complete Construction Drawings & Bid Documents
- Begin Construction

2025

- Complete Construction
- Identify Tenant and Negotiate Occupancy