



Board of Harbor Commissioners Meeting Minutes  
February 11, 2021 – 8:00am  
Port Milwaukee – 2323 S. Lincoln Memorial Drive  
Video Teleconference and In Person

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**BOARD COMMISSIONERS IN ATTENDANCE:**

Comms. Alderman Mark Borkowski, Diane Diel, Kathy Smith, Claude Krawczyk, Craig Mastantuono (8:06am), Vice President Ron San Felippo, President Tim Hoelter

**OTHERS IN ATTENDANCE:**

Bo DeLong	Pat DeLong	COFCO-Kyle Gorman
Sean Farrell	Zach Sadowski	Greg Bird
Brandon Bickham	WTMJ News	

**PORT OF MILWAUKEE STAFF IN ATTENDANCE:**

Jackie Q. Carter – Port Finance and Administration Officer  
Maria Cartier – Market Development Manager  
Cameron Cermin – Engineering Technician II  
Matt Gwiazdowski – Engineering Technician II  
Wayne Johnson - Harbormaster  
Jazmine Jurkiewicz – Trade Development Representative  
Brian Kasprzyk – Chief Engineer  
Steve Paczesny – Civil Engineer III  
Eric Polzin – Port Facilities Supervisor  
Rhonda Ronsman – Assistant Secretary  
Adam Tindall-Schlicht – Secretary

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**I. BHC Meeting Called To Order**

President Tim Hoelter called the February 11, 2021 BHC Board meeting to order at 8:00am.

**II. ACTION ITEMS – Tim Hoelter**

**a) Thursday, December 21, 2020 Meeting Minutes**

*Commr. Kathy Smith's motion to approve the December 21, 2020 minutes was seconded by Commr. Ron San Felippo and carried by the following vote:*

**AYES:** Comms. Borkowski, Diel, Smith, Krawczyk, VP San Felippo and Pres. Hoelter

**NAYS:** None

**b) Approve Contract #677 – Mechanical Demolition of Three Buildings – Brian Kasprzyk**

Eleven bids were received in response to Official Notice #677 for Mechanical Demolition of Three Buildings on the South Harbor Tract. The bid results were summarized and presented to the Board.

The lowest eligible bidder, Brew City Environmental & Restoration Services, LLC of Oak Creek, WI, has performed satisfactorily on similar work for other City departments. Staff reviewed Brew City Environmental & Restoration Services' bid and finds it meets the requirements of the bid documents.

This project is associated with the Agriculture Maritime Export Facility development on Jones Island and is being partially funded by the U.S. Department of Transportation (USDOT) Maritime Administration (MARAD) Port Infrastructure Development Program (PIDP) Grant.

Port Staff recommends that the Board accept the bid and award Contract #677 to Brew City Environmental & Restoration Services, LLC for a total price of \$90,000. As work is

completed, the Contractor will be paid the unit price bid for all work authorized and satisfactorily completed.

*Commr. Ron San Felippo's motion to approve Contract #677 – Mechanical Demolition of Three Buildings, was seconded by Commr. Kathy Smith and carried by the following vote:*

**AYES:** Commrs. Borkowski, Diel, Smith, Krawczyk, Mastantuono, VP San Felippo and Pres. Hoelter

**NAYS:** None

c) **Approve the Future Municipal Port Tariff Review Schedule – Adam Tindall-Schlicht**

At the December 21, 2020 Board meeting, the Port's 2021 Port Tariff was reviewed and approved. Vice President Ron San Felippo recommended that the Board take the formal action of advancing the timeline in which the Board will formally review and approve the Municipal Tariff in the future.

Historically, this action has been taken annually at the February Board meeting; however, for strategic and business development purposes, Port staff agrees with Vice President San Felippo's recommendation that the Tariff be prepared, reviewed and approved at its annual December meeting.

The Port believes that this will provide effective yearly preparedness for the Port, its tenants and customers.

*Commr. Kathy Smith's motion to approve the Future Municipal Port Tariff Review Schedule was seconded by Commr. Ron San Felippo and carried by the following vote:*

**AYES:** Commrs. Borkowski, Diel, Smith, Krawczyk, Mastantuono, VP San Felippo and Pres. Hoelter

**NAYS:** None

d) **Approve 2021 Harbor Asst. Three-Year Statement of Intentions – Adam Tindall-Schlicht**

In order to be eligible for the Wisconsin Department of Transportation's (DOT) Harbor Assistance Program (HAP) Grant Funding, the Port is required by the State to provide a Statement of Intentions. This is a visionary, non-financially binding plan where the Port outlines its infrastructure needs for the next three (3) years.

This will also be presented to the Milwaukee Common Council (MCC) for approval. This is due to State on April 1<sup>st</sup>.

*Commr. Kathy Smith's motion to approve the 2021 Harbor Assistance Three-Year Statement of Intentions was seconded by Commr. Mark Borkowski and carried by the following vote:*

**AYES:** Commrs. Borkowski, Diel, Smith, Krawczyk, Mastantuono, VP San Felippo and Pres. Hoelter

**NAYS:** None

- e) **Approve Port Milwaukee Updated Vision & Mission – Commr. Craig Mastantuono**  
The Board agreed the updated versions of the Vision and Mission capture the aspirations of how the Port should be viewed as a driver of the economy, as well as be an asset to the social well-being of Milwaukee’s businesses and communities.

**Port Milwaukee Vision Statement**

*The Port sustains Milwaukee as a water-centric city, where businesses thrive in a robust, Port-led regional maritime economy, and where everyone can work, live and play through access to water-based commerce, recreation and leisure.*

**Port Milwaukee Mission Statement**

*Port Milwaukee strengthens the overall economic and social environment of the City and region by increasing international trade, business development, job creation and public access to the waterfront. The Port is a premiere provider of domestic and international transportation and freight distribution services for its commercial customers.*

Commr. Claude Krawczyk’s motion to approve Port Milwaukee’s Updated Vision & Mission Statement was seconded by Commr. Kathy Smith and carried by the following vote:

**AYES:** Commrs. Borkowski, Diel, Smith, Krawczyk, Mastantuono, VP San Felippo and Pres. Hoelter

**NAYS:** None

**III. INFORMATIONAL UPDATES**

- a) **Presentation from DeLong/AMEF – Bo DeLong, Sean Farrell, Brandon Bickham, Pat DeLong**

Adam introduced the DeLong Company, the operator of the Port’s forthcoming agricultural maritime export facility.

DeLong’s presentation included information regarding:

- Facility details and footprint;
- Commodities;
- Commodity Origination Area;
- Destination Markets;
- Storage;
- Flat Building Fill;
- Flat Building Reclaim;
- Safety, Automation and Dust Suppression.

Commr. Craig Mastantuono asked what the intentions are in terms of jobs. Bo DeLong mentioned that the plan is to have 4-8 full time employees, with 4-6 at the facility and 1-2 housed at DeLong’s home office in Clinton, Wisconsin.

**IV. PORT MILWAUKEE FINANCIAL REPORT – Jackie Q. Carter**

The Port exceeded projected revenue by 30%. The Port has closed vendor invoices while the City is still processing. Final adjustments will have to be made to accommodate the processing of those invoices through the City.

The Port has no new delinquent accounts and is moving forward with addressing past delinquent accounts, creating a positive result in account delinquency resolution.

The Port experienced an over \$200K positive financial result to the City in 2020, despite the pandemic and significant flood event in January of 2000. The Port is monitoring and managing all expenses.

Jackie Q. Carter is anticipating final delivery of the Port's 2020 financial report between May and June of 2021.

Commr. Ron San Felippo and Adam Tindall-Schlicht mentioned the amazing efforts that have been made by the Port Milwaukee finance team to continue to move in a financially viable direction, despite the flood and pandemic events of 2020.

**V. PORT MILWAUKEE ENGINEERING REPORT – Brian Kasprzyk, Steve Paczesny**

Great lakes water levels are dropping slightly. These levels are expected to increase at the end of spring.

**Current Contracted Projects:**

- **Railcrossing Phase IV** – This is the second to last phase of the overall project. This project is replacing six (6) crossings at various locations at Jones Island. This is being funded by the State of Wisconsin, Freight Rail Preservation Program Grant.
- **State of Wisconsin Intermodal Rail** – This is being funded by the State of Wisconsin, Freight Rail Preservation Program Grant, which includes about 5,600 ft. of track with half in asphalt, and half in straight track. This will take care of all rail in the intermodal yard. Brand new asphalt and track will replace the previous asphalt and track. This project will tie into the anticipated rail work with the DeLong project.
- **Bradford Roofs** – A roof coating will be put onto the Bradford buildings. This roof will allow for improved sensitive cargo storing in a climate controlled environment.
- **Fence Repair** – This is located along South Lincoln Memorial Drive. The repairs are needed due to storm damage from the flood event in January, 2020. Funds are secured through the HAP Grant. 2,600 ft. (or close to .5 miles) of fencing will either be repaired or replaced.
- **Overhead Doors** – This is being funded by the HAP Grant. A total of 31 overhead doors will be replaced at Terminal 2, Terminal 3 and Terminal 4 due to storm damage from the flood event in January, 2020. The remaining doors need to be upgraded and replaced, as included in the Port's budget. The existing tenant, Federal Marine Terminals (FMT) under the terms of the lease, is subject to partial payment for the overhead door work.
- **Contract #677; Demolition of three (3) buildings** – 1) Advance Building, 2) Sandblast Shed, 3) Ward Welding. The anticipated completion timeframe for demolition is end of May, 2021. This aligns with what DeLong is proposing for their construction start time.

**VI. PORT MILWAUKEE TRADE DEVELOPMENT REPORT – Maria Cartier, Jazmine Jurkiewicz**

Despite the economic challenges of 2020, December was the strongest month of commercial performance this year; the Port accomplished a 5% increase in tonnage compared to 2019. The Port experienced a decrease in liquid cargo and a significant increase in cement. Grain is up 82% compared to 2019. The Port exceeded both 5 and 10 year averages in commercial performance.

The meticulous, pro-active planning for the elimination of coal freight has proven to be successful given these numbers. This year presents the highest tonnage that the Port has had since the elimination of coal cargo.

The Port was featured In the Milwaukee Business Journal, a section of the Milwaukee Journal/Sentinel, Milwaukee Lifestyle Magazine and on WITI Fox6. Port Director Adam Tindall-

Schlicht has become more visible as a panelist and speaker at various virtual events, one as a panelist regarding the grain industry outlook in North America.

The Port is playing a role in the supply chain of the Ascent Project; a 25-story, 285 foot apartment tower that is currently under construction on Kilbourn and Van Buren in Milwaukee. This will be the world's tallest timber tower. The structure will be constructed with imported Austrian lumber that will be arriving at an East Coast Port and trucked to Milwaukee. Port Milwaukee will provide handling and storage of containers via FMT. Port Director Adam Tindall-Schlicht thanked Market Development Manager Maria Cartier for developing and fostering this relationship with the Ascent team.

The Port Milwaukee website has seen several changes and updates.

- Updated Property Map – addition of DeLong and Michels
- Addition of new contracts page
  - Contract bidding opportunities
  - Request for proposals/pricing
  - Links to eNotify and other resources
- Updated Board meeting details, which includes finalized meeting agendas and minutes.

The Viking Octantis “floated out” in December 2020 before receiving further interior outfitting. The X-ray trailer delivery is delayed to mid-July due to extended lead times on generators.

The Port expects 17 total cruising visits from June to October of 2021. This includes six (6) total vessels, three (3) of which are new to Milwaukee, 12 turnaround vessels, and five (5) transit vessels.

On February 4, 2021, Transport Canada announced the extension of the cruise ship ban through February 28, 2022 for vessels carrying more than 100 people. The Port is awaiting further guidelines. The Port will keep the Board informed of any updates or changes to this ban and the 2021 cruise season.

## **VII. PORT MILWAUKEE OPERATIONS REPORT – Wayne Johnson, Eric Polzin**

Terminal 3 Sprinkler System Repair is complete. Aside from a few minor needed repairs, the 5-year required inspection went very well.

The Port assisted the DPW with Water Street bridge repairs on December 29, 2020 via ice-breaking with the Harbor Seagull.

The Port loaded out a turbine shaft for transport by rail on January 29, 2021.

The winter operations team spent many hours clearing snow and ice from the railroads. This is an ongoing operation.

The Port experienced fence damage due to an accident that was caught on video, and is currently in negotiations with an insurance company for damage compensation.

Since December 3, 2020, the Port has had 10 vessels arrive transporting salt, and 7 vessels transporting cement.

Winter Layup:

- *Albert Margaret* (January 10, 2021)
- *Stewart J. Cort* (January 17, 2021)

- Innovation (Barge only, January 29, 2021)

An amendment to the Freight Security Plan with the U.S. Coast Guard in reference to supporting winter mooring and temporary 24-hour guard service was initiated and accepted.

Additional ice breaking is currently taking place with the *Harbor Seagull*, which is service for River (Thatcher/Michels).

Harbormaster and Port Operations Manager Wayne Johnson announced that after 43 years of service, he is retiring on June 11, 2021. Port Director Adam Tindall-Schlicht explained to the Board that the selection for a new Harbor Master will most likely take place at the April 2021 Board meeting, as this decision is made by the BHC under State statute.

Adam Tindall-Schlicht, the BHC and staff of Port Milwaukee thanked Wayne for his dedication years of service to the Port.

#### **VIII. PORT MILWAUKEE DIRECTOR'S REPORT – Adam Tindall-Schlicht**

The Port is fully staffed, after welcoming Cameron Cermin as a Civil Engineer II. Adam introduced Cameron to the Board.

In December of 2020, the Port, its Trade Development staff, along with the Intergovernmental Relations Division of the City of Milwaukee, met with State legislators for a virtual “Port 101” tour. 8-10 attendees were on the tour, which Jim Bohl, from the Intergovernmental Relations Department, helped to facilitate. In the last two (2) years, the Port invited and has given tours to at least 20 legislators, both Republican and Democrat. Adam Tindall-Schlicht and Maria Cartier will send a list of the attendees, as well as a recording of the virtual tour to President Hoelter.

Commr. Mark Borkowski mentioned that the Port should invite the Milwaukee Common Council on a boat tour once conditions allow for in person tours. This would be especially important for new Council members. Adam Tindall-Schlicht and Maria Cartier will follow up with Commr. Mark Borkowski in the summer of 2021 to discuss further.

A Safety & Prevention Committee has been formed to respond to multiple self-harm incidents regarding the Hoan Bridge. The Port has seen an increase in such occurrences due to the pandemic. Both from a human and infrastructure perspective, the Committee’s position is that the Wisconsin DOT is overdue in adding necessary infrastructure and safety measures as a preventative step in mitigating the potential for loss of life and damage to property. As the Committee continues to meet, the BHC will be kept updated on plans to deal with this ongoing crisis. The Port has not received a response from the DOT, but is anticipating a response in the next two (2) weeks.

In 2020, the City’s Comptroller conducted an audit of the Port’s capital assets. One of the key recommendations was looking at security at the Port. The Operations team helped to identify a Department of Homeland Security (DHS) program offered for free via the Cybersecurity and Infrastructure Security Agency (CISA). CISA offers security assessment services that outline vulnerabilities, needed upgrades and security efforts that are effective. The Port submitted a request to take part in this program in 2021. This effort is expected to begin in late spring of this year.

Kaszube's Park is now being maintained by the MKE Park's team. The first kickoff meeting with the DPW addressed if there will be changes in how the park will be operated and maintained in an effort to outline the Park's future. Interest in use of the park is diminishing.

While a large part of the Port's flood relief is being funded by HAP, additional Federal Emergency Management Agency (FEMA) payments are forthcoming following the event in January of 2020. This event is considered a federally declared emergency. The Port has completed its exit briefing with FEMA.

The Port is utilizing its land ownership via the submerged land grant authority to extend the Dredged Material Management Facility (DMMF) and safely store 1.9 million cubic yards of contaminated sediment.

Adam Tindall-Schlicht was asked in January of 2020 by Wisconsin Transportation Secretary Craig Thompson to join the State's Freight Advisory Committee. Adam, along with other Port staff, attended and spoke as president of the Wisconsin Commercial Ports Association (WCPA), providing an overview of Wisconsin's maritime economy during the pandemic. In addition, discussions were had regarding increasing the amount of funding for the HAP in the State budget.

DeLong provided an AMEF preview to the senior members of the Department of Natural Services (DNS), Department of Public Works (DPW), and the Department of City Development (DCD). The Port sees this as an important step toward transparency with City departments.

Winter support check-ins with the North Harbor Tract Members has been completed, outlining what future activities are possible given the pandemic. The members included Discovery World and Harbor House Restaurant. Milwaukee World Festivals recently released information regarding its decision to delay Summerfest 2021 to three (3) weekends in September 2021.

In order to realize the previously presented Ascent project, the Port coordinated with the highest levels of Fednav and FMT in Montreal. Adam met with Fednav's new Senior Vice-President of Logistics and Sustainable Development, Isabelle Brassard, introducing himself and the Port, highlighting the importance of the relationship.

On February 4, 2021, Adam Tindall-Schlicht spoke at the Canadian Chamber of Marine Commerce – Binational Grain Summit highlighting the work that COFCO is doing, and to discuss the DeLong project. The summit had over 300 attendees from all over the world. Adam is hopeful that this will not only focus attention on the new DeLong project, but also emphasize the work that COFCO has done within Milwaukee Harbor.

Adam's role as the Director of the 2020 Combined Giving Campaign has ended. In the past and under normal circumstances, this campaign has raised over \$300K. Despite the pandemic challenges and a complete virtual platform, the 2020 Combined Giving Campaign was able to raise over \$160K for United Way. President Tim Hoelter expressed interest in BHC involvement. Adam will provide the 2021 information to the BHC and inform the new Campaign Director of the BHC's interest.

Harbormaster Wayne Johnson and Adam Tindall-Schlicht had an interview with the Wisconsin State Journal for a profile on Wisconsin's Salt Supply chain. It will be released in video and print form. Adam will inform the BHC when published.

Adam Tindall-Schlicht had a meeting with the U.S. Economic Development Administration (USEDA) in an effort to explore new federal grant opportunities they may have. USEDAs has supported work in the past with the DCD and RACM.

**IX. ADJOURNMENT**

*Commr. Claude Krawczyk's motion for adjournment was seconded by Commr. Diane Diel and carried by the following vote:*

**AYES:** Commrs. Borkowski, Diel, Smith, Krawczyk, Mastantuono, VP San Felippo and Pres. Hoelter

**NAYS:** None

Pres. Tim Hoelter adjourned the February 11, 2021 BHC meeting at 9:57am.