



Board of Harbor Commissioners (BHC) Meeting Minutes
Thursday, June 13, 2024, 2024 – 8:00am
In-Person Meeting
Port Milwaukee – 2323 S. Lincoln Memorial Drive
Milwaukee, WI 53207

BOARD COMMISSIONERS IN ATTENDANCE:

President (Pres.) Tim Hoelter, Vice President (VP) Ron San Felippo,
Comms. Ald. Peter Burgelis, Diane Diel, Claude Krawczyk, Kathy Smith
Excused: Craig Mastantuono

OTHERS IN ATTENDANCE:

Angelique Pettigrew	Scott Roell
Zoe Lake	Will Baines
James Shipar	Gregory Bird
Jaime Meyer	

PORT MILWAUKEE STAFF IN ATTENDANCE:

Jackie Q. Carter – Port Director	Shauna Thompson – Administrative Assistant
Maria Cartier – Market Development Manager	Selena Cole – Finance Specialist
Madison Goldbeck – Communications Officer	Rich Watt – Port Finance & Admin. Officer
Korey Garceau – Trade Development Representative	Brian Kasprzyk – Chief Engineer
Matt Gwiazdowski – Engineering Technician IV	Peter Daniels – Civil Engineer III
Eric Polzin – Port Operations Manager	Sean Hendley – Port Operations Technician

I. Oath of Office for the Board of Harbor Commissioners

Five Board of Harbor Commissioners were sworn in by City Clerk Jim Owczarski.

II. BHC Meeting Called to Order

Pres. Tim Hoelter called the June 13, 2024 meeting to order at 8:25am

III. ACTION ITEMS

a) **Approve Thursday, April 11, 2023 Meeting Minutes**

Presented by Pres. Tim Hoelter

Following consideration and discussion by the Commissioners, Kathy Smith offered a motion to approve the April 11, 2023 minutes, (VP) Ron San Felippo seconded, and the motion carried by the following vote:

AYES: All Commissioners

NAYS: None

b) **Election of the Harbor Commission Officers**

Kathy Smith nominated Tim Hoelter to be President, and Ron San Felippo seconded this nomination.

Kathy Smith nominated Ron San Felippo to be Vice President, Tim Hoelter seconded this nomination.

AYES: All Commissioners

NAYS: None

Next, Jackie welcomed Alderman Peter Burgelis as our new Commissioner to our Board of Harbor Commissioners

c) **Approve Kiln Floating Sauna – Discovery World**

Presented by Zoe Lake

Zoe Lake, the founder of Kiln Floating Sauna, provided an overview of her experience and plans for the proposed project. The project is a floating sauna, located near Discovery World. This boat will be constructed in Owen, WI and will measure 35 feet long and 12 feet wide. The sauna is intended for a capacity of 12 people and will be moored to the dock of Discovery World. The outer side of the spa would have a propane fire pit conceding area and the plunge area will be 6 feet wide. This would include a floating railing, de-icers to prevent freezing, rope handles of deck access and ladders at either end of the pole.

The idea for this business comes from Norwegian culture, embracing winter with the use of floating saunas. Ms. Lake describes it as an opportunity to expand access to nature in winter by finding ways for people to enjoy the incredible lakefront during all seasons. All sessions will include towels and aromatherapy, with reservations in the price range of \$85 for a 90-minute session for individuals or groups. Sauna rentals will be available for two hours at \$750 for a group of 10 and translates to a savings of \$10 per person.

The goal is to attract visitors and encourage the enjoyment of nature with a spa twist. At this spa location is the availability to shopping purposes too. They are also focusing on three types of customers.

Commrs. Kathy Smith made a motion to approve 1 year of operation for the Kiln Floating Sauna, with the expectation that Ms. Lake will provide an update to the Harbor Commission before long-term approval. The motion was seconded by (VP) Ron San Felippo and carried by the following vote

AYES: All Commissioners

NAYS: None

IV. INFORMATIONAL UPDATES – Maria Cartier

Ms. Cartier reported on the metric tonnage through April, which was at 463,627 metric tons, which is 27% ahead of last year's numbers as of April. Dry Bulk being the largest category, grew by 33%. Salt and Cement has risen right along with aggregates. This growth of the aggregates is one of the largest in Agriculture. All of the attributes of Steel tend to be up 10% with a stronger start to the season from all predictions.

For the month of May, seven ships docked at the Port. This all happened between the cargo and cruise ships on May 17th and this event was promoted on our social media page. Other interesting events that happened in May were, our first visit of the ship line called Nat Bogardus or Bulgarian ship line, that brought some Tata Steel which normally comes in via fednav and bolts team; It was nice to see a new shipping line come in. We were also informed, that there will be another new shipping line that is called Ultra Bolt. This ship will be coming in for DeLong segments and look for availability of who the customer is booking. This Ultra Bolt ship line was able to get in touch with DeLong and do something great together.

Spring is always a very busy time for events and conferences. In April we celebrated Earth Day with Governor Evers, Mayor Johnson and representatives from the Milwaukee County and federal offices. about the visit focused on the wind turbine.

In May, Ms. Cartier participated in a trade show with the Great Lakes Saint Lawrence Seaway to the Port of Bilbao. A Memorandum of cooperation was signed, intended to promote and expand trade within the Great Lakes.

V. Port Milwaukee Trade Development Report – Maria Cartier

Presented by Maria Cartier

Most of the steel we get in is from Tata and Ms. Cartier had the opportunity to go visit their facility, which is about an hour outside of Rotterdam and near BreakBulk conference that was held. The tour was interesting and educational. The size of the campus is described as two Dutch cities. They have 9,000 employees to where everything happens at their location to bring in all the commodities to make the steel that goes into the burning furnace and moves towards the manufacturing plant to go through multiple processes of cooling down to make coil. This coil is what we see here in our facilities. Next, was the BreakBulk Europe Conference, where there were 11,000 of attendees and got the chance to meet industry stakeholders plus current shipping lines that we work with as well. The finally week, Mr. Paczesny from our Engineering team and Ms. Cartier went to Green Tech. This was an annual conference for Green Tech for which the environmental certification program for the Maritime Industry. Our recertification was approved and awarded at the event. The conference gave us the opportunity to hear and learn from the industry where we attended several informational sessions on the Maritime Industry.

We've made some updates to our website. While we have existing pages for the wind turbine and our StewardSHIP program, we did not have content on our Green Marine certification. We created a page with Green Marine content and put all three pages under a new, dedicated section title "Sustainability." We created another unique section to highlight and promote our available parcels for lease to include pictures and high level specifications including whether there is waterfront access and rail access etc.

Mr. Garceau gave cruising - there have been five visits so far between Viking and Pearl seas. This year Port is tracking the number of itineraries in addition to the number of visits. Since most calls are turnarounds, we receive double the number of passengers in comparison to in-transit visits. We've had ten itinerary visits so far this season. On May 17th, both Viking vessels were in port at the same time. Photos of both vessels together can be found on our social media page. With both Viking ships here, we had to do a tendering operation similar to what we did last year. This process is where the Polaris stationed in the harbor and they shuttled passengers using their smaller tendering vessels to the Discovery World Pier. Overall, Port has a strong start to the 2024 season with passenger totals coming in above initial estimates.

There are 22 visits remaining this season. Cruise visits in the month of September account for almost half of the total 2024 visits. The fall cruise season will be very active. We now track the number of itineraries as well as the total crew. Being a turnaround port, Milwaukee is a place where the crew gets their break. When they are turning the vessel around, it gives the passengers and staff time to experience the city before leaving again on another cruise. Additionally, Port has experienced phenomenal community engagement this year with various social media campaigns and more.

VI. Public Relations Report – Madison Goldbeck and Korey Garceau

Presented by Madison Goldbeck

Ms. Goldbeck gives the Social Media and Web Analytics report beginning with the “First Cruise Ship Social Media Campaign.” The campaign served as a preview to this season’s first cruise ship coming to Port Milwaukee. It offered several graphics and opportunities to track the ship’s journey to Milwaukee, and where to view it once it arrived. Ms. Goldbeck and Mr. Garceau then discussed the campaign’s success for our team.

From the analytics from the last minute to the end of the first social campaign, Port Milwaukee’s Facebook page saw a 350% increase in our reach. There was also 266% increase in our content interactions on Facebook, as well as a 485% increase in our Facebook followers and 227 new likes on our page. The campaign gathered several online public responses.

On Twitter (X), it was a similar success story with a 293% increase in post impressions, which is the number of times a post appears in search results and timelines. Port Milwaukee’s Twitter (X) page also received over 50 new followers and a 3.5% increase in our engagement rate. The government pages for the City of Milwaukee also “retweeted” our content for more accounts to see.

All the social media outlets received excitement from the online community. Ms. Goldbeck also shared a “vessel viewing” graphic which showed the public where they could go to view the cruise ship.

The Port Milwaukee team is trying to tie in our community operations, as well as educating the public on knowing that we do have cruise ships that come into the area of Milwaukee. This shows the education and engagement that is the aspect of our business model.

As for the public relations, the social media campaign helped achieve press coverage of the cruise ships. Ms. Carter was on WTMJ radio to promote cruising and to get the community excited about their arrival at Port.

Besides cruising, other events at Port that appeared in the media included Port’s leadership and career summit, which involved local teenagers, the Milwaukee Mayor, and Port’s tenants, who helped the youth understand the different job opportunities in the maritime industry.

Port staff also participated in Earth Day celebrations by doing a voluntary trash pickup along the area of East Lincoln Avenue. A staff photo from the clean-up effort appeared on TMJ4 News about the clean-up effort.

VII. PORT MILWAUKEE OPERATIONS REPORT – Eric Polzin

Presented by Eric Polzin

Mr. Polzin begins the meeting stating that Bottom Ash comes from WE energies power plant in Caledonia, Wisconsin where they load it to a truck for transport to barge at the Port. The numbers for the June Vessel report haven’t changed much from last period but continue to show a slight uptick. The Harbor Seagull update, contractors have currently resumed work on replacing deck sheeting the hatches. Looks like all the work is going well as they continue to

work on the project. The contractors have been cutting out a lot of bad deck plate that are really thin or had perforations from rust. They have about 90% of that done. There is one more plate in the rear deck hatch area that still needs to be completed. We have the new fuel system ordered and we recently picked it up. They still need to install this equipment but all the new piping is run for this installment to happen. The estimations of completion on this project to be done n hopefully a month from this meeting.

Recently, both Mr. Polzin and Mr. Dermyer attended the Southwest Wisconsin Area Maritime Security Committee. At this meeting, we held a tabletop exercise for simulating the Hoan bridge collapse in response to Key Bridge collapse in Baltimore. We identified critical cargo at the Port, should a similar incident happen in Milwaukee. Cement and Grain were the only two cargoes identified as critical. All other cargoes at the Port could alternately be handled at the terminals in the outer harbor.

Mr. Polzin mentioned that the Port team had recently hosted the MFD for onsite orientations occurring over the course of three days. We had approximately 75 firefighters that came in for the high-level Port 101 introduction to the Port and the different facilities present here. On the last day of the meetings, the Fire Chief stopped in to express thanks and how appreciative he was of us taking the time better understand the Port. It was also mentioned the Port Operations Team was assisting the MPD with a dive training activity to the Dredge Willie this week to test their newest ROV. Mr. Polzin mentioned that John and himself has recently attended the Milwaukee Air & Water Show kick meeting, this year's event is scheduled for July 27th and 28th. The highlights of the show will be the United States Air Force Thunderbirds and the Italian Air Force. Mr. Polzin stated he had also attended a RNC tabletop exercise relating to critical infrastructure. The planning team did an amazing job tackling everything from cell Phone Communications down to logic controllers for the 80 participants. Their thorough planning allowed almost all partners to contribute in some manner during the exercise.

Mr. Dermyer and Mr. Polzin, met with the Director and Associate Director of Security at Summerfest. Discussions centered around how our teams could better collaborate on security items and the security infrastructure available.

The Port recently hosted Port Operation Technician interviews and have identified a candidate who will be offered the position.

Lastly, the Operations team has been cross training with our engineering crew. We are trying to bring all teams together to yield a better understanding of what the other departments core functions encompass. Engineering has been showing them basics of the water system, the hydrants, how to properly maintain them and also conducting railroad inspections. The Operations team has also been included on a monthly infrastructure and investments meeting.. This meeting allows Operations and Engineering teams to better collaborate on existing and upcoming projects, sparks cross train conversations, and communicate budgetary needs on projects.

VIII. PORT MILWAUKEE ENGINEERING REPORT – Brian Kasprzyk

Presented by Brian Kasprzyk

Mr. Kasprzyk begins by addressing a question from the Commissioners about the status of the railroad track upgrades. He explained that approximately 60% of the 14 miles of track has been

upgraded and explained what upgrading the track entails. He also mentioned the upcoming crossing project in South Lincoln Memorial Drive, with staff putting a plan together to request state grant funds for another large rail upgrade project.

Current lake levels are approximately 2 inches above the all-time average. For reference, last year at this time the lake level was about 6 inches above average.

Mr. Kasprzyk revisited the Capitol Asset Renewal Plan (CARP) that was established in 2021. The CARP is a holistic investigation and assessment of all Port infrastructure and a comprehensive plan for renewal of these assets. This tool is referenced for annual capital budgeting purposes and requesting grant funds. It is recommended that the CARP be revisited and updated every five years.

At this time, Mr. Kasprzyk focuses on the dockwall category. Pie charts were shown on a slide indicating a current replacement value of the assets at \$187 million, and a chart showing total renewal costs over the next 50 years at \$200 million dollars or \$4 million per year. He then highlighted the large orange pieces of the pie charts which indicate dockwall costs.

Mr. Kasprzyk then showed slides of the North Harbor Tract, which is approximately 137 acres in size, and includes Summerfest grounds, Discovery World, a small slice of the Art Museum property, and the cruise dock at Pier Wisconsin. The next slide showed the South Harbor Tract, including Port administration and the Coast Guard and Marine base. He asked the Board to keep these maps in mind as he continues to discuss dockwalls. He also indicated that the stone revetments and dockwalls around the Summerfest grounds are written into the lease as responsibility of Milwaukee World Festival. The next slide showed the initial dockwall condition assessment included in the CARP and the majority of dockwall fall under the "Good" category with one section falling under the "Deficient" category, which is the failed dockwall at the Skipper Bud's property. This dockwall is anticipated to be addressed during the upcoming area of concern work.

Mr. Kasprzyk then highlighted the equipment staff uses for dockwall inspection along with the Larry Sullivan survey vessel, and discussed the 2021 dockwall inspections that took place along the commercial port area associated with the Wisconsin Coastal Management Program grant which funded the survey equipment. Much of this effort included testing and calibrating the inspection equipment. Next he discussed the guidelines and recommended frequency for waterfront facilities inspection provided by the American Society of Civil Engineers. He then discussed the above-water dockwall visual inspection throughout the three rivers and inner and outer harbor which took place in 2022, and stated that the Port's authority is in permitting dockwall construction and alterations, and that dockwalls are the responsibility of the landowner.

Vice President San Felippo further inquired about the Port's authority to force repairs on landowners where we've discovered failed dockwalls, and Mr. Kasprzyk referenced State Statute 30.30. Vice President San Felippo inquired if we have found any and what we are doing about it. Discussion then took place regarding a particular property with a failed dockwall. Alderman Burgelis inquired further about the specific property for transparency. Ms. Carter then spoke up regarding the dockwall in question at 101 S. 2nd Street and our communications with the City Attorney's office and the property owner. Vice President San Felippo asked if the dockwall was in danger of failing and Mr. Kasprzyk indicated a portion of it has failed but it is not a hazard to navigation. Mr. Kasprzyk continued stating it is a public safety issue from the landside and has

been working with all City departments including the Office of Emergency Management and Department of Neighborhood Services to secure the site. Mr. Kasprzyk also stated he reached out to the Department of Natural Resources regarding enforcement or penalties but has not yet received a response.

Lastly, Mr. Kasprzyk highlighted engineering team member Mr. Gwiazdowski and his drone pilot and photography skills.

IX. PORT MILWAUKEE FINANCIAL REPORT – Rich Watt

Presented by Rich Watt

Mr. Watt gives the financial report through the end of May. All numbers puts us at about 42% of the year. As we look at the expenditure categories as we track around 40% on salaries and employee benefits and a little lower on some expenses.

The revenue report shows increases for wharfage and billable equipment and labor

The expenditures track 45% on salaries and benefits are a little lower. Operating expenditures were up about 12% due to projects and timing.

Delinquent accounts are being addressed. If we have a tenant that is late, they would pay the late fee along with their payment. Overall, revenues are still on pace as we work through the City of Milwaukee of updates that they plan for their financial system. .

X. PORT MILWAUKEE DIRECTOR'S REPORT – Jackie Q. Carter

Presented by Jackie Q. Carter

Ms. Carter shared updates regarding our outreach programs. In the month of April and May, Ms. Carter did a lot of work with the Inland Rivers Port and Terminals group. We are looking to grow opportunities for river traffic Our team plans to market this side of the business for more engagement with this group. She attended the Legislative Summit in April and had the Great Lakes Basin meeting, . which was held here at the Port in May.

Ms. Carter gave a Port 101 for a member of Senator Ron Johnson's office, in collaboration with Jordan Primakow from the Intergovernmental Relations Division. This was a meeting that came out of the Inland Rivers Ports and Terminal summitMs. Carter took the opportunity to give a brief overview and shared a Port brochure

City Partners and Collaborations - Madison High School students came to the Port for 10th grade career day. We also hosted meeting with We Work the Waterways (WWW)- an organization that career exploration events focused on the maritime industry. Ms Carter & the Trade Development team connected WWW staff with Milwaukee Public Schools and Camp Rise leadership to discuss the possibility of hosting a WWW event in Milwaukee.

Finally, we had the Future Urban Leaders participated in the Port's inaugural Port Leadership & Career Summit. Mayor Johnson kicked the day off with a welcome and shared about his career in public service. The day also included a Port 101, a leadership panel with representatives from the U.S. Coast Guard, Port Milwaukee and several Port tenant businesses. The students participated in an

interactive tour that included stops with several Port tenants and ended about the S.S. Alpena where they toured the ship and talked with the crew over lunch.

XI. ADJOURNMENT

President Hoelter adjourn the meeting at
Commr. Kathy Smith motioned for adjournment and it was seconded by Commrs. Claude Krawczyk.

Pres. Hoelter adjourned the June 13, 2024 Board of Harbor Commissioner's meeting at 10:20a.m.