



Board of Harbor Commissioners (BHC) Meeting Minutes
Thursday, April 8, 2021 – 8:00am
Port Milwaukee – 2323 S. Lincoln Memorial Drive
Milwaukee, WI 53207
Video Teleconference and In Person

BOARD COMMISSIONERS IN ATTENDANCE:

Comms. Alderman Mark Borkowski, Diane Diel, Kathy Smith, Claude Krawczyk, Vice President (VP) Ron SanFelippo, President (Pres.) Tim Hoelster

OTHERS IN ATTENDANCE:

Lafayette Crump
Jeff Fleming
Jeremy McKenzie

PORT OF MILWAUKEE STAFF IN ATTENDANCE:

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

I. BHC Meeting Called To Order

Pres. Tim Hoelster called the April 8, 2021 BHC Board meeting to order at 8:00am.

II. ACTION ITEMS – Tim Hoelster

a) **Thursday, February 11, 2021 Meeting Minutes**

Commr. Kathy Smith's motion to approve the February 11, 2021 minutes was seconded by Commr. Ron SanFelippo and carried by the following vote:

AYES: Comms. Borkowski, Diel, Smith, Krawczyk, VP SanFelippo and Pres. Hoelster

NAYS: None

b) **Approve Appointment of City of Milwaukee Harbor Master, Eric Polzin – Tim Hoelster**

Port Milwaukee's current Harbor Master, Wayne Johnson, is retiring on June 11, 2021. Prior to the vote from the BHC approving the appointment of City of Milwaukee Harbor Master Eric Polzin, Eric Polzin provided a statement. Upon approval of the Board of Harbor Commissioners, Eric is scheduled to be sworn in on Monday, June 14, 2021.

Wayne Johnson offered words of appreciation for his more than 40 years of service to the City of Milwaukee.

Pres. Tim Hoelster's motion to approve the appointment of City of Milwaukee Harbor Master Eric Polzin was seconded by Commr. Kathleen Smith and carried by the following vote:

AYES: Comms. Borkowski, Diel, Smith, Krawczyk, VP SanFelippo and Pres. Hoelster

NAYS: None

c) **Approve Honorary Renaming of Crane #22 – Tim Hoelter**

Commr. Claude Krawczyk's motion to approve the honorary renaming of crane #22 to "Big Wayne" in honor of retiring Harbor Master Wayne Johnson was seconded by Commr. Kathleen Smith and carried by the following vote:

AYES: Commrs. Borkowski, Diel, Smith, Krawczyk, VP SanFelippo and Pres. Hoelter

NAYS: None

III. INFORMATIONAL UPDATES

a) **2020 Annual Report – Maria Cartier**

The 2020 Annual Report is complete and will be mailed to tenants and key stakeholders on April 8 and 9, 2021. The report includes essential information about Port Milwaukee operations, investments, and Foreign Trade Zone (FTZ) and cruising activities. All Annual Reports, current and past, are posted on the [Port website](#).

The BHC commented that this year's annual report provides great consistency with branding and messaging.

b) **Port Milwaukee Marketing Video – Maria Cartier**

The new Port Milwaukee promotional/informational video, which provides an overview of Port Milwaukee commercial services, is launching today. The hope is to market the video to potential Port customers, as well as the general population, to provide an overview of Port Milwaukee. The video will be available on the Port Milwaukee website, social media channels, and other video ads.

The Marketing team presented the video to the Board. The Board approved the video, and discussed additional ways in which to promote its showing at trade shows as well as at the state level when the Port applies for grants. Maria Cartier mentioned that the decrease in COVID-19 restrictions will allow for more travel and personal promotion opportunities for the Port. The Board recommended garnering support from Congresswoman Gwen Moore and Senator Tammy Baldwin by sending a copy of the video to them. The Board also recommends sharing with the Milwaukee Common Council (MCC) at a forthcoming Common Council meeting.

Maria thanked Midland Video for providing production services.

c) **Harbor Seagull Sinking on February 22, 2021 – Wayne Johnson, Eric Polzin**

It is believed that the sinking of the *Harbor Seagull* began as early as 5:45am on Monday, February 22, 2021. By Tuesday, February 23, 2021, the *Harbor Seagull* was secured land at the City Heavy Lift (CHL) Dock.

An investigation shows that the *Harbor Seagull* began taking water into the stern compartment due to failed rudder tube packing. Water entering the stern filled other compartments by passing through compromises in the bulkheads.

In a pro-active measure, Port Milwaukee took steps to inform the media of the *Harbor Seagull* sinking and also provided a press conference regarding the events as they were known at the time.

On Wednesday, February 24, 2021, Port Milwaukee staff and the U.S. Coast Guard had an After Action Analysis meeting to discuss all operational aspects of how the sinking was

handled, and to better gauge how to manage and avoid potential incidents such as this in the future. All parties agreed that communication was key in securing the tugboat so quickly. It was also agreed that operational improvements need to be planned for in the future, such as:

- Providing a thorough inspection of water accumulation in stern compartments prior to and after the operation of Port vessels;
- Procurement and construction of a replacement *Harbor Seagull* in the next 3-5 years is a must. The Port will add this to the Capital Asset Renewal Plan (CARP), and;
- Procurement and installation of a high water bilge alarm (including cellular notification) to be better informed in case of another sinking event.

Wayne Johnson and Eric Polzin presented a detailed plan of action regarding ongoing remediation and the 2021 budget impact.

IV. PORT MILWAUKEE ENGINEERING REPORT – Brian Kasprzyk, Steve Paczesny

Year to date 2021, great lakes water levels are about a foot below than this time last year. All-time highs occurred in 2020. The Port is optimistic that the water levels are going to be at a more reasonable level as time goes on.

The Port currently has about 14 miles of track including 56 switches and 28 grade crossings. These tracks provide dockside access, warehouse spurs, classification yards and an intermodal yard. Between 2015 and 2020, the Port invested \$5.4 million worth of new improvements that included 13,940 track feet, 11 turnouts and 11 crossings.

Expected 2021 upgrades are a continuation of the 2015-2020 improvements. These include 6,350 track feet, 12 turnouts and 6 crossings. This will be an additional \$2.7 million investment in 2021.

In addition, the Port has planned 2022 upgrades that include 1,865 track feet, 5 turnouts and completion of 12 crossings. The Port received a grant from the Wisconsin Department of Transportation (WisDOT) for completion of the crossings. Over the last six (6) years, the Port has made an investment of nearly \$10 million to complete these projects. The grants received from WisDOT have covered roughly 80% of these costs.

At the Port's Central Classification Yard (located at Harbor Drive, Car Ferry and Bay Street), the Port is looking to partner with DeLong to add 12,000 feet of additional track for the new Agriculture Maritime Export Facility (AMEF). This design is in the preliminary stages. The rail investment is expected to be approximately \$5.7 million, while the total AMEF investment is expected to be \$35 million.

- **AMEF/DeLong** - Work is continuing as the demolition contract has been awarded. Asbestos abatement is underway. Rail design work is continuing. Adam Tindall-Schlicht confirmed that the U.S. Maritime Administration has fully executed the \$16 million Port Infrastructure Development Program (PIDP) grant.
- **Area of Concern (AOC)/Dredged Material Management Facility (DMMF)** – There is substantial work to complete, however, the collaboration between city, state, federal and community organizations has been highly successful. The DMMF design was completed last year. The Port sewerage and the Milwaukee Metropolitan District (MMSD) are currently in the permitting process in an effort to gain state and federal approval. The Port is also working on refining the design.

GRANTS

- **PIDP** – Fully executed as of April 7, 2021. The demolition will begin as soon as the asbestos abatement is completed. The Port will receive \$16 million in grant funds for the AMEF facility;
- **Freight Railroad Preservation Program (FRPP)** – Two (2) grants are in progress totaling \$6.5 million with the state;
- **Harbor Assistance Program (HAP)** – Three (3) grants are in progress: (1) Flood remediation, (2) South Shore cruise dock improvements, and (3) Prepare lay down space over city heavy lifting. All current HAP grants total approximately \$2 million;
- **Wisconsin Coastal Management Program (WCMP)** – Two (2) grants are in progress: (1) *Larry Sullivan* survey boat, which will provide inspection of Milwaukee Harbor's coastal facilities, and (2) Capital Asset Renewal Plan (CARP). This should be completed by the end of summer/beginning of fall 2021. These grants total approximately \$60,000. The CARP will be presented to the BHC, the Mayor, and the Common Council before the end of 2021.

There are a few visual and minor electrical issues related to the Port bathroom rehabilitation that need to be addressed. Once completed, there will be a final walkthrough. This project is expected to be completed prior to the next Board meeting. The bathrooms are fully functional and usable.

The Port is currently replacing 31 overhead doors at Terminals 2, 3, 4 and at the Bradford buildings. Work began on this project in March 2021. 11 doors are completed. The rest of the doors are expected to be replaced in approximately one (1) month.

Work is underway to coat the original metal roofs at the Bradford building. This project will extend the capital life of the roofs.

Due to the flood of 2020, 2,600 feet of Port fencing was severely damaged and in need of repair. This project is set to begin in about two (2) weeks and has a deadline to be completed by June 1, 2021; however, a more realistic completion time is expected to be early to mid-May, 2021.

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

In 2020, the Port had an uptick in salt shipments. The first few months of 2021 show a rise in liquid cargo volumes. March 22, 2021 brought the opening of St. Lawrence Seaway, and on March 25, 2021 the Soo Locks opened providing Port access to international shipments this year.

Adam Tindall-Schlicht expects that 2021 will show some COVID-19 related economic impacts in relation to tonnage. All aspects of shipments were affected by the pandemic. The Port is cautiously optimistic about tonnage expectations in the next few months.

The first international vessel, Polsteam's *Jamno*, is scheduled to arrive at Port Milwaukee on April 17, 2021. There are three (3) additional salt vessels that are on the schedule for April 2021.

Port Milwaukee experienced a robust public relations period since the last Board meeting. In his interview with the [Wisconsin State Journal](#), Wayne Johnson provided insight on his more than 40-year career with the City. Port Milwaukee was also featured in [OnMilwaukee](#), [Urban](#)

Milwaukee, Milwaukee Business Journal, and several publications highlighting the success of Port Milwaukee during the pandemic.

Jazmine Jurkiewicz has made substantial changes and updates to the Port Milwaukee website, providing ease of accessibility to permits and special event applications, and the ability to now download a mooring application.

Immediately following the Board meeting, the new marketing video, the 2020 Port Milwaukee Annual Report, and the newly appointed Harbor Master press release will be added to the website.

VI. PORT MILWAUKEE OPERATIONS REPORT – Wayne Johnson

The following updates were provided by Harbor Master Wayne Johnson:

- The Port has unloaded 4 kiln sections with two (2) that are also forthcoming;
- An unused Ford tractor was successfully sent to auction. The tractor was sold for \$8,300;
- The Port has pursued an insurance claim for fence damage from Swift Truck. The Port expects to be compensated in the amount of \$3,900;
- The Port has an updated Facility Security Plan (FSP) for cruise ships to be presented to the U.S. Coast Guard for approval;
- The Port will be supporting MMSD with the launch of the *Lynyrd Skymmr* on the week of April 12, 2021;
- The Port plans to launch the *Joey D.* the week of April 12, 2021;
- The Port successfully supported the *Presque Isle* safe harbor docking and crew exchange;
- There were 47 vessel transits to Port Milwaukee through April 1, 2021;
- The Port maintained *Stewart J. Cort* in winter layup. It departed March 23, 2021, and;
- The Port is continuing winter layup for *Albert/Margaret* and *Innovation*. The expected departure for these vessels is mid-April, 2021.

VII. PORT MILWAUKEE FINANCIAL REPORT – Jackie Q. Carter

Revenues are slightly behind, but are ahead of expenses. Comparable to other years, the Port is doing well. Operating expenses are expected to increase during the summer.

The Port continues to address delinquent accounts. Some have been added, but not as many as in the past. The amount of receivables is reduced as Finance continues to attempt collection on current and late accounts. VP SanFelippo suggested the possibility of taking other steps if this continues to be of concern.

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

Lakeshore Development Advisory Committee (LDAC) – Over the last two (2) months at Pres. Hoelter's recommendation, Adam Tindall-Schlicht really enjoyed representing the Harbor Commission at an LDAC meeting held on February 17, 2021. It is anticipated that LDAC will be meeting with more frequency in the next few months.

Capital Asset Renewal Plan (CARP) – On February 18, 2021, the Port had its first of two (2) Public Informational Meetings (PIMs). The second was held on February 19, 2021. Public, tenant and customer feedback was collected regarding the CARP. The Port anticipates having more PIMs in spring and summer of 2021. It is also planned to provide a formal CARP release to the Common Council and the Harbor Commission later this year.

Non-profit Harbor District, Inc. (HDI) – Adam Tindall-Schlicht presented to the Board of the non-profit HDI on March 2, 2021. This is an annual presentation given by the Port Director. Pres. Hoelter is the Harbor Commission’s representative on this Board.

Canadian Embassy “Great Lakes Day” – Due to the pandemic, the Canadian Embassy’s “Great Lakes Gala” was held virtually on March 2, 2021 and attended by Port staff.

American Great Lakes Ports Association (AGLPA) – The annual Winter Meeting of all great lakes directors was held virtually on March 9, 2021 and attended by Port staff.

Accountability in Management (AIM) Meeting – The departmental quarterly performance review with the Mayor was attended on March 12, 2021 by Adam Tindall-Schlicht, Jackie Q. Carter and Brian Kasprzyk.

Québec Government Meeting with Mayor Barrett, Office of Governor Evers – The Port is continuing its ongoing coordination with representatives of the Québec Government. Two meetings were held on March 18 and March 24, 2021 with Québec representatives, the Office of Mayor Barrett, and the Office of Governor Evers.

Southeastern Wisconsin Railroad Coordination Meeting – Due to COVID-19, these meetings were temporarily put on hold by WisDOT. The March 23, 2021 meeting was attended by representatives of the Port and the Department of City Development, led by Commissioner Lafayette Krump.

Meeting with Wisconsin State Legislator Sinicki – On March 30, 2021, the Port met with State Legislator Christine Sinicki to discuss Port cruise initiatives and the AOC/DMMF effort.

Meeting with U.S. Congresswoman Kaptur (Ohio) – On March 30, 2021, all great lakes port directors met with U.S. Congresswoman Marcy Kaptur to discuss containerization and other initiatives on the great lakes.

State of Wisconsin – Biennial Budget – The Wisconsin Commercial Ports Association (WCPA) has recommended an increase to Harbor Assistance Program (HAP) funds. Governor Evers has indicated steady funding for the HAP in his executive budget.

U.S. Government – Federal COVID-19 Stimulus and Infrastructure Funding - The Port is currently in ongoing coordination with the Office of Mayor Barrett about availability of federal stimulus funds.

AOC/DMMF – The forthcoming Public Information Meetings (PIMs) are scheduled for May 18 and May 20, 2021.

South Shore Mooring Permit – 2021 compliance letters will be released on April 12, 2021. In an effort to modernize administration, the Port plans to revise its mooring process and renewal fees, both of which will require review and consideration as an ordinance by the Common Council.

Sea Scouts – The Sea Scouts announced that its traditional 2021 sailing season is on schedule to begin later this month. The Port issued its contractual exercise of its 6-month release from Sea Scouts. The Port and Sea Scouts will be released from the agreement effective October, 2021.

This release is in compliance with the long-term agreement between Sea Scouts and Port Milwaukee. Pres. Hoelter, Commr. Krawczyk, and Adam Tindall-Schlicht emphasized the commitment of the Port to assist Sea Scouts in finding a new location.

New Marketing and Communications Officer Position – Following the promotion of Jeff Fleming to City Communications Director, Port Milwaukee has posted a new Marketing and Communications Office position. This position covers shared service to both City Development (75%) and Port Milwaukee (25%).

Redevelopment Authority of the City of Milwaukee (RACM) Bond Issuance – This is in continued coordination and planning. The Port has not yet been issued the \$5.7 million. It is required as the Port’s local contribution for the PIDP grant.

U.S. Navy Leasehold – There are potential changes locally with regard to the U.S. Navy consolidation of its Navy Operation Support Centers (NOSCs) nationwide. The Port is in ongoing communication and coordination with staff of U.S. Senator Tammy Baldwin’s office.

Canadian Pacific (CP) merger with Kansas City Southern (KCS) – The Port is providing a letter of support to the U.S. government regarding the merger. The Port is in ongoing coordination and communication with senior staff of CP. This merger will assist in opening new North-South rail trade lanes across North America.

IX. ADJOURNMENT

Commr. Kathy Smith’s motion for adjournment was seconded by Commr. Claude Krawczyk and carried by the following vote:

AYES: Commrs. Borkowski, Diel, Smith, Krawczyk, VP SanFelippo and Pres. Hoelter

NAYS: None

Pres. Tim Hoelter adjourned the April 8, 2021 at 10:00am.