



Board of Harbor Commissioners Meeting Minutes
December 21, 2020
Port Milwaukee – 2323 S. Lincoln Memorial Drive
Video Teleconference and In Person

BOARD COMMISSIONERS IN ATTENDANCE:

Comms. Alderman Mark Borkowski, Diane Diel, Kathy Smith, Claude Krawczyk, Craig Mastantuono, Vice President Ron San Felippo, President Tim Hoelter

OTHERS IN ATTENDANCE:

Frank Nicotera	Gregory Bird	Zach Sadowski
Jason Stuewe	Jeff Fleming	WTMJ News
Robert Gosse	Jeremy McKenzie	COFCO

PORT OF MILWAUKEE STAFF IN ATTENDANCE:

Jackie Carter – Port Finance and Administration Officer
Maria Cartier – Market Development Manager
Selena Cole – Finance Specialist
Matt Gwiazdowski – Engineering Technician II
Jazmine Jurkiewicz – Trade Development Representative
Brian Kasprzyk – Chief Engineer
Steve Paczesny – Civil Engineer III
Rhonda Ronsman – Assistant Secretary
Larry Sullivan – Engineering Advisor
Adam Tindall-Schlicht - Secretary

I. BHC Meeting Called To Order

- a. President Tim Hoelter called the December 21, 2020 BHC Board meeting to order at 9:00am.

II. ACTION ITEMS – Tim Hoelter

a. Thursday, December 3, 2020 Meeting Minutes

Commr. Kathy Smith's motion to approve the December 3, 2020 minutes was seconded by Commr. Mark Borkowski and carried by the following vote:

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

NAYS: None

b. Milwaukee World Festival Generac Proposal – Frank Nicotera, Bob Gosse, Jason Stuewe

Milwaukee World Festivals (MWF) provided an in-depth proposal outlining capital upgrades and improvements to the newly sponsored Generac Stage. MWF plans to have this completed by Summerfest, 2021. Generac will also sponsor the annual admission promotion for military veterans and those who are currently serving.

Several enhancements with regard to video screens, technical improvements and upgrades, and American Disabilities Act (ADA) compliance are planned. Commr. Ron San Felippo asked if the upgrades will keep the original footprint. Frank Nicotera explained this will be a rebranding project that does not include many structural changes. The Audio Visual (AV), accessibility compliance, and technical upgrades would have happened regardless. Commr. Craig Mastantuono asked if there are any plans for improvements to traffic flow to reduce bottlenecks. Frank Nicotera explained that the AV enhancements (i.e., more, larger and

better quality video screens) will alleviate traffic issues and provide an overall better concert experience than in years' past.

Adam Tindall-Schlicht mentioned that Generac is one of the approved operators of the Port's Foreign Trade Zone (FTZ).

Commr. Ron San Felippo's motion to approve the Milwaukee World Festival's Generac Stage Upgrades Proposal 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. Amendment to Contract #671 – Asphalt Pavement – Brian Kasprzyk

At the request of Port staff, a proposal was received for additional work under existing Contract #671 for site preparation and paving work at the former dock office location on the City Heavy Lift Dock in the South Harbor Tract.

The total price quoted for this additional work is \$151,463. 80% of this project is being funded through a Wisconsin Department of Transportation Harbor Assistance Program grant. Sufficient funds for the project are available. Approval of this work is subject to the Wisconsin Department of Transportation's concurrence, as required by the grant agreement.

The Port recommends that the Board grant Port staff authority to approve the proposal and proceed with this work without further approval by the Board unless the scope or cost of the project substantially changes.

Commr. Kathy Smith's motion to approve the Amendment to Contract #671 was seconded by Commr. Claude Krawczyk and carried by the following vote:

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

NAYS: None

d. Contract #675 – Fencing Repair and Replacement – Brian Kasprzyk

One (1) bid was received in response to Official Notice #675 for Fencing Repair and Replacement work on the South Harbor Tract.

The bidder, Northway Fence, Inc., of Milwaukee, WI, has performed satisfactorily on similar work for Port Milwaukee and other City departments. Port staff reviewed Northway Fence, Inc.'s bid and finds it meets all the requirements of the bid documents. The Contractor has committed to 25% Small Business Enterprise (SBE) utilization.

This project is in response to the January 2020 flood damage, 80% of which is being funded through a Wisconsin Department of Transportation Harbor Assistance Program grant. Sufficient funds for the project are available.

Port staff recommends that the Board accept the bid and award Contract #675 to Northway Fence, Inc. for its bid of items 1A through 10 for a total price of \$117,874. The

award is subject to the Wisconsin Department of Transportation's concurrence, as required by the grant agreement.

Commr. Claude Krawczyk's motion to approve Contract #675-Fencing Repair and Replacement 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

e. Contract #676 – Overhead Door Replacement – Brian Kasprzyk

One (1) bid was received in response to Official Notice #676 for Overhead Door Replacement work on the South Harbor Tract.

The bidder, Overhead Door Company of Metro Milwaukee, Cudahy, WI, has performed satisfactorily on similar work for other City departments. Port staff has reviewed Overhead Door Company of Metro Milwaukee's bid and finds it meets the requirements of the bid documents.

This project is in response to the January 2020 flood damage, 80% of which is being funded through a Wisconsin Department of Transportation Harbor Assistance Program grant. Sufficient funds for the project are available.

Port staff recommends that the Board accept the bid and award Contract #676 to Overhead Door Company of Metro Milwaukee for its bid of items 1 through 7 for a total price of \$399,997. The award is subject to the Wisconsin Department of Transportation's concurrence, as required by the grant agreement.

Commr. Kathy Smith's motion to approve Contract #676-Overhead Door Replacement was seconded by Commr. Claude Krawczyk and carried by the following vote:

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

NAYS: None

f. 2021 Municipal Port Tariff – Adam Tindall-Schlicht

These are the publicly available rates of service that the Board issues each year, primarily including dockage and wharfage. These rates are associated with service from vessels, the handling of cargo, and other services that the Port charges throughout the year to tenants, community customers and other businesses.

The Board's review today is atypical for two reasons:

1. Normally, the Board would consider this action in February or April each year. The 2021 tariff will go into effect on April 1, 2021. Port staff is submitting it early given the economic challenges associated with COVID-19, and to provide a level of financial certainty to our domestic and international customers.
2. There will be no increase in rates from the 2020 to 2021 tariff. Port staff is confident the Port will be able to maintain a high level of performance over the next 1.5 years as vaccine efforts continue to move forward.

Commr. Ron San Felippo commented that for better planning, action should be taken at the next Board meeting to approve having the tariff reviewed and approved at December Board meetings rather than April Board meetings. Adam Tindall-Schlicht agreed. This subject will be added to the February Board meeting agenda as an action item.

Pres. Tim Hoelter made mention of the amendment to language that was proposed by Commr. Ron San Felippo on Page 7 referencing the Port's Grand Trunk property. This change in language will be added to the motion.

Commr. Claude Krawczyk's motion to approve the 2021 Municipal Port Tariff with the amended language added to Page 7 referencing Grand Trunk property was seconded by Commr. Ron San Felippo and carried by the following vote:

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

NAYS: None

III. INFORMATIONAL UPDATES

a. Port Milwaukee – Mission & Vision Statement – Adam Tindall-Schlicht

Earlier this year, the Board approved the Port's new equity and inclusion plan. One of the action items was for Port staff to consider a new mission & vision statement that spoke to the Port's broader role. Port staff showed a draft of the work currently taking place. There is no deadline for completion.

The Port's mission & vision draft statement will be forwarded to the Board's Marketing Committee for additional review.

IV. ADJOURNMENT

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

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

NAYS: None

Pres. Tim Hoelter adjourned the December 21, 2020 BHC Board meeting at 9:37am.