



Board of Harbor Commissioners Meeting Minutes
December 3, 2020
Port Milwaukee – 2323 S. Lincoln Memorial Drive
Video Teleconference

BOARD COMMISSIONERS IN ATTENDANCE:

Borkowski, Diel (excused at 9:45am), Smith, President Hoelter, Krawczyk, Mastantuono (excused at 9:41am), Vice President San Felippo

OTHERS IN ATTENDANCE:

Gregory Bird	Craig Harley	Leif Otteson
Lafayette Crump	Peter Hirthe	Laurie Parsons
Thomas Daykin	Jeramey Jannene	Zach Sadowski
Eric Dussault	Jeremy McKenzie (excused at 10:10am)	Paul Taiclet
Steve Fisher		
Jeff Fleming	Maredithe Meyer	

PORT 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
Wayne Johnson – Port Operations Manager/Harbor Master
Jazmine Jurkiewicz – Trade Development Rep.
Brian Kasprzyk – Chief Engineer
Donna Luty – Asst. Secretary
Steve Paczesny – Civil Engineer III
Rhonda Ronsman – Asst. Secretary
Larry Sullivan – Engineering Advisor
Adam Tindall-Schlicht - Secretary

I. BHC Meeting Called To Order

- a. President Tim Hoelter called the December 3, 2020 BHC Board meeting to order at 8:00am.

II. ACTION ITEMS – Tim Hoelter

a. Thursday, October 8, 2020 Meeting Minutes

Commr. Kathy Smith's motion to approve the October 8, 2020 minutes 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

b. 2021 Harbor Commission Meeting Schedule

Commr. Kathy Smith's motion to approve the 2021 Board of Harbor Commissioners Meeting schedule was seconded by Commr. Claude Mastantuono and carried by the following vote:

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

NAYS: None

c. 2021 Port Contribution to Aerotropolis – Adam Tindall-Schlicht, Leif Otteson

Aerotropolis Milwaukee is a vibrant and diverse transportation and commercial hub, and a globally recognized economic engine that attracts business and people to the Milwaukee region. Port Milwaukee staff recommends that, pending any requested amendments from its membership, the Board of Harbor Commissioners once again approves the Port's annual \$20,000 contribution to the Aerotropolis Milwaukee Initiative.

Leif Otteson, Executive Director-Gateway to Milwaukee, provided a presentation about Aerotropolis, outlining its mission and plan, its growth areas and next steps.

The Board, Leif Otteson and Adam Tindall-Schlicht had an in-depth discussion regarding Aerotropolis' budget. The Board expressed the need to take an opportunity to review the budget for this initiative in order to clarify where additional funding is coming from, where the funds are going how it will be utilized post-COVID. The Board agreed to readdress this action item at its February 11, 2021 BHC Board Meeting.

Commr. Ron San Felippo's motion to approve moving consideration of the 2021 Port Contribution to Aerotropolis to the February 11, 2021 meeting 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

d. Pearl Seas Exclusivity Agreement – Adam Tindall-Schlicht, Jazmine Jurkiewicz

Adam Tindall-Schlicht detailed the principal parts of this exclusivity agreement, a copy of which had been provided to the Board, stating that it is a 10-year based contract, with the option to continue for another 10 years. Pearl Seas will call Port Milwaukee its turnaround home for these cruises.

Jazmine Jurkiewicz offered more information with regard to the technical aspects of the agreement. Both Jazmine and Adam added that Pearl Seas is working with local business owners to bring more interest and revenue to the city.

Commr. Krawczyk expressed some concern over the contract language relating to the exclusive base area. Commrs. Hoelter and San Felippo outlined section 6.5 of the contract which states no changes can be made without prior written consent of the Landlord (Port Milwaukee).

Commr. Kathy Smith's motion to approve the Pearl Seas Exclusivity Agreement 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

e. Mobile Trailer Mounted X-Ray Screen System – Jazmine Jurkiewicz

As this item is a custom build, Astrophysics Inc. is the sole source for this product. XPD security, expected to be the primary operator of this device, has been trained on this brand of machine and had input on the specifications of the device. Port Operations agrees that this would be the most efficient model to purchase for use between all

the cruise docks Port Milwaukee operates.

The total price depends on the warranty package chosen:

- \$155,207 with a 1-year warranty
- \$183,930 with an additional 4-year extended warranty (5 total years) – *Port staff recommends the Board approve the purchase with the extended warranty option.*

The warranty includes full coverage of parts and labor, 48-hour response time, and one yearly on-site preventative maintenance visit to include a full radiation survey (required annually).

Commr. Ron San Felippo's motion to approve the Mobile Trailer Mounted X-Ray Screen System with the 5-year warranty, 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

f. Contract 674 (Rail Improvements, Phase 2) – Brian Kazprzyk

Four bids were received in response to Official Notice 674 for Intermodal Yard & West Classification Yard Rail Improvements Phase 2 work on the South Harbor Tract.

The low bidder, Volkmann Railroad Builders Inc. of Menomonee Falls, WI, has performed satisfactorily on similar work for Port Milwaukee. Staff has reviewed Volkmann's bid and finds that it has met all the requirements of the bid documents. The Contractor has committed to 8% Small Business Enterprise (SBE) utilization.

This project is the second and final phase of rail improvements in the Intermodal Yard and West Classification Yard on the South Harbor Tract and is being funded (80%) through a Wisconsin Department of Transportation Freight Railroad Preservation Program grant. Sufficient funds for the project are available in the Port's Accounts. Staff recommends that the Board accept the bid and award Contract #674 to Volkmann Railroad Builders for its bid of items 1 through 5 for a total price of \$2,200,800.00. 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 #674 (Rail Improvements, Phase 2) 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

g. Milwaukee Metropolitan Sewerage District (MMSD) Agreement – Adam Tindall-Schlicht

This agreement outlines and supports the need for MMSD to successfully remove and store approximately 2 million cubic yards of contaminated sediment. The City of Milwaukee, Milwaukee County, MMSD, WE Energies, and the State of Wisconsin Department of Natural Resources (WDNR) are Non-Federal Sponsors (NFS) providing in-kind funding and services for AOC projects, including a Dredged Material Management Facility (DMMF) located adjacent to the Port of Milwaukee. In 2019, WE Energies retained Foth Infrastructure & Environment, LLC to complete the design of the DMMF, which is now complete.

The next phase is the permitting for this facility. Once the permitting is complete, construction may begin with funding.

Commr. Ron San Felippo's motion to approve the Milwaukee Metropolitan Sewerage District Agreement 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

III. INFORMATIONAL UPDATES

a. American Great Lakes Ports Association (AGLPA) – Steve Fisher

Founded in 1977, the AGLPA represents the interests of commercial ports and port users on the United States side of the Great Lakes. AGLPA works to influence public policies with the goal of fostering maritime commerce and related employment in the Great Lakes region. Through the common voice, the AGLPA works to educate policy makers, media, and the general public regarding the critical role of Great Lakes and St. Lawrence Seaway shipping in the region's economy. The Port of Milwaukee is currently a member.

b. Capital Asset Renewal Plan (CARP) Update from Ramboll - Craig Harley, Laurie Parsons

Craig Harley, Senior Engineer at Ramboll and Laurie Parsons, PE, Senior Vice President at Ramboll, presented information about Ramboll, including its history, project approach, project schedule and Unmanned Aerial System (UAS) services (drone surveys). Ramboll was chosen to assist the Port with its Capital Asset Renewal Plan (CARP) after a competitive RFP process.

IV. PORT MILWAUKEE FINANCIAL REPORT – Jackie Carter

Jackie Carter presented the Revenue & Expenses Summary, Accounts Receivable Summary, Cumulative Revenues and Expenditures, and the December 2020 Outstanding Accounts Receivable Report.

There were no significant changes with regarding to revenue and expenses. The Port is slightly ahead with revenue. Delinquent accounts are continuing to be monitored and addressed.

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

The Lake Michigan Water levels from November are trending down. This will continue to be monitored. Dredged Material Management Facility's (DMMF) final design has been released. The Corps of Engineers is reviewing this design. The Port is waiting for the permitting before moving forward. DeLong Development is ongoing. Weekly meetings are held with DeLong and their consultants so that once the grant agreement is signed and finalized, the Port will be ready. The Port has multiple rail projects that are currently being worked on, along with general rail maintenance. The Port has 13 open and outstanding grants. The Port will be submitting the largest of these, the \$16 million dollar grant from MARAD, for Public Works Committee Review by the Milwaukee Common Council, in January 2021.

The repaving in the Port lot is complete and is now American Disabilities Act (ADA) compliant. The Russell Avenue Pier had some depressions at the edges of the piers where asphalt was caving in. These have been repaired.

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

Through the month of October, the Port is 2% ahead compared to last year for 2020 Port tonnage. Dry cargo is in line with last year. Limestone has declined. Steel is down, but picking up pace compared to last year. Adam Tindall-Schlicht, Maria Cartier and Jazmine Jurkiewicz have been heavily involved in the speaking circuit, providing webinars and informationals to several conferences and summits. The Port has been active in public relations. With the foreign trade zone (FTZ), the Port continues to work with customs. Mercury Marine site expansion is approved.

The Port expects approximately 4,700 passengers during the upcoming 2021 cruising season, and expects at least 15 vessel visits. The X-ray trailer purchase will offer a level of comfort and safety for the passengers who visit.

VII. PORT MILWAUKEE OPERATIONS REPORT – Wayne Johnson

The *Bistol Bay* bollard pull test on November 17 went very well. The Port did have damage to property due to an auto accident. The operators insurance will pay for repairs. The lighting bollards are being installed; four (4) are left to be installed at Pier Wisconsin. Graffiti has been removed from the site. The overnight security gate closes at 8pm every night and opens at 2am. Ward Welding, Kompost Kids, and Ironworks tenants have vacated their properties, which have been inspected by the Operations crew. The Old Pole Barn had a roof repair. Terminal 4 had plexiglass placed over the windows due to snow damage off of the Hoan bridge. The required fire sprinkler system inspection may begin next week. Winter Layup Schedule: *Stewart J. Cort* (City Heavy Lift Dock or CHLD), the barge *Integrity* (LaFarge), in negotiations to bring the *Albert/Margaret* (Mooring Basin). Commr. Claude Krawczyk mentioned that the new bollards look very nice, and that the crew is doing a great job.

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

2021 Budget Hearing - The Port's 2021 budget was approved without amendment for the upcoming fiscal year.

Tata & FMT - The Port had a visit from Tata Steel and Federal Marine Terminal (FMT) on October 15. The Port suspects that there will be some challenges brought to light regarding South Lincoln Memorial Drive, which is in a state of degradation. The Port would like to have this space repaved, in conjunction with the expected rail work. Tata was most concerned about the flood recovery including State and Federal funding for the flood damage from January 2020, which provided a positive outcome.

Redevelopment Authority of the City of Milwaukee (RACM) – The Port Infrastructure Development Program (PIDP) will go before the Common Council as part of the January cycle. The Port of Milwaukee does have a local match. In coordination with the City of Milwaukee, the Port will be doing this through the RACM program. This will go through the Common Council after RACMs approval.

Hoan Bridge - The Port is continuing to work with Milwaukee Metropolitan Sewerage District (MMSD), law enforcement, and other pertinent departments/neighbors and organizations to reduce potentially dangerous activity on the Hoan bridge. The Port will continue to keep the BHC updated.

Lakeshore State Park - Commr. Tim Hoelter spoke about the Lakeshore State Park's proposed storage facility, which would be behind the Amphitheater. When this becomes more concrete, it will be brought to the BHC. Milwaukee World Festivals is also involved in this effort.

WisDOT - Several Port staff attended the Freight Railroad Conference on November 10, which was initiated by the WisDOT. Brian Kasprzyk and Adam Tindall-Schlicht presented.

Common Council – Milwaukee is affiliated with Sister Cities International, a program with over 50 years of promoting people-to-people diplomacy. Bomet County, Kenya is the most recent Sister City, and joins the ranks of five other Sister City relationships Milwaukee is fostering. The Sister Cities Committee met on November 23, 2020.

Adam will be submitting a memo to Legislative Research Supervisor-Jeff Osterman requesting research and analysis on harbor mooring permits. The Port needs more information on compliance, pricing, and comparisons to what other Great Lakes and Wisconsin port cities are doing.

City Attorney – Adam Tindall-Schlicht attended an introductory meeting with City Attorney, Tearman Spencer on November 25th. Adam presented an outline of the Port and what it does for the City of Milwaukee. The meeting went very well.

Québec – The trade relationship between the Port and Québec has grown expeditiously. Based on the Port's talks with Québec, there will be multinational summits. The first of these is scheduled virtually for March, 2021.

US Army Corps. – The Port met with the federal executive leadership of the US Army Corps of Engineers. A key recommendation to the Corps was in regard to the much needed federal funding to reconstitute the Milwaukee Harbor federal breakwaters. The Port will continue to be an advocate for this.

Microsoft Teams – As of January 1, 2021, all virtual meetings will be changing from GoToMeetings to Microsoft Teams. The BHC Board meeting scheduled for February 11, 2021 will be the first Microsoft Teams meeting for the Board. More information regarding computer and technical needs for the BHC is forthcoming.

IX. ADJOURNMENT

Commr. Claude Krawczyk motioned for adjournment which was seconded by Commr. Kathy Smith and carried by the following vote:

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

NAYS: None

Commr. Tim Hoelter adjourned the December 3, 2020 BHC Board meeting at 10:33am.