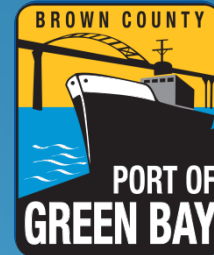
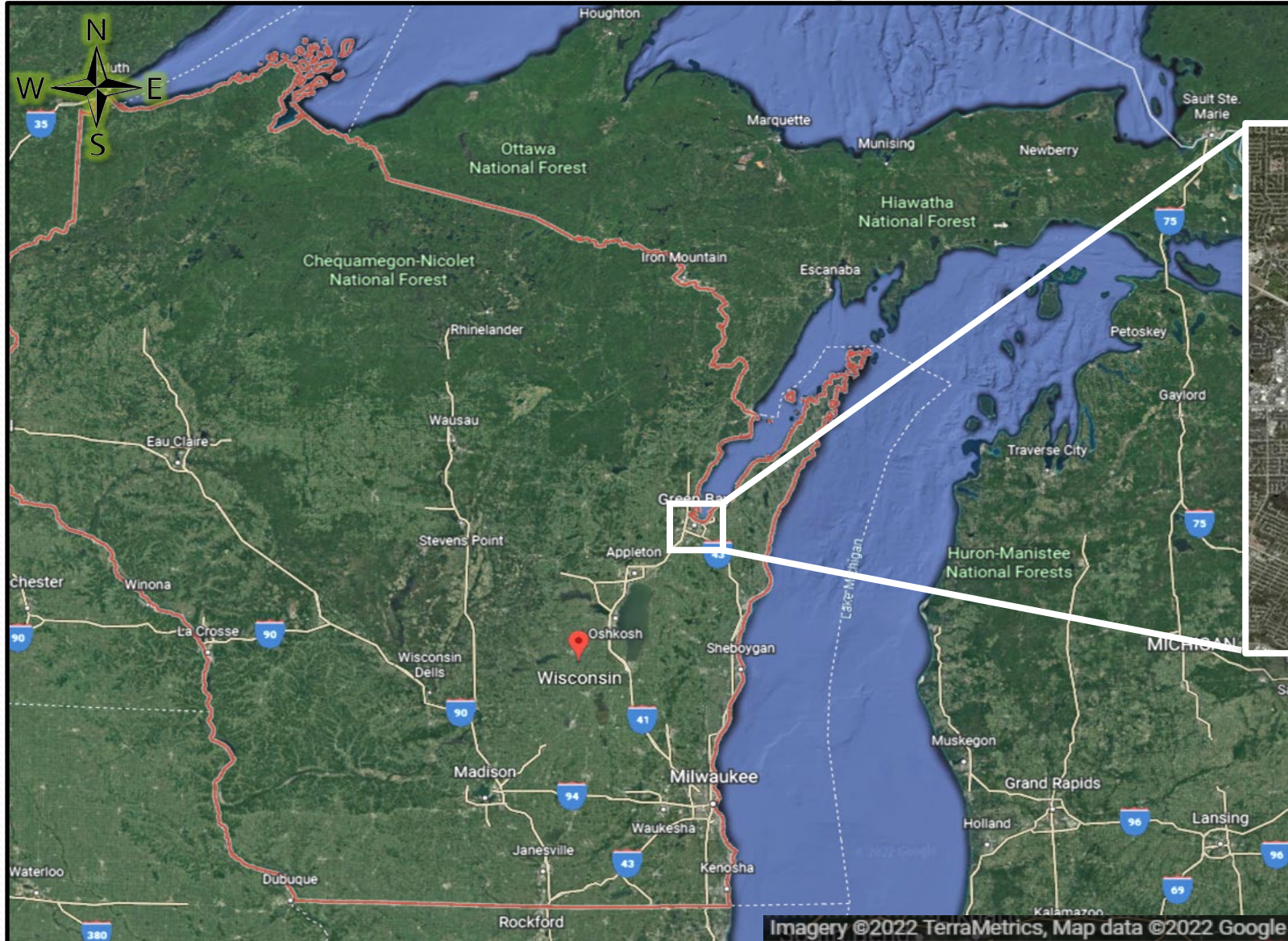


Port of Green Bay Port Development Project

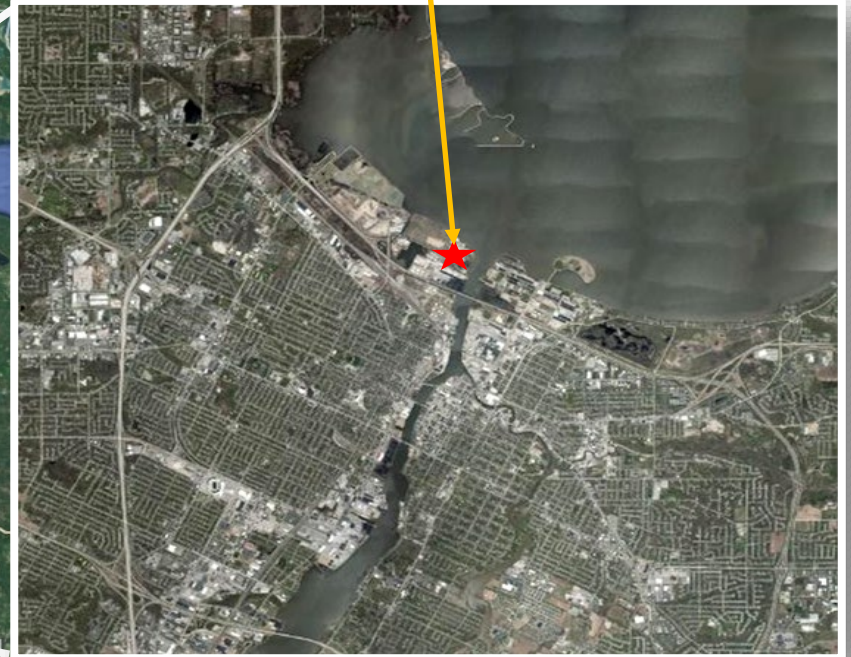


Port of Green Bay

Port Development Site Location

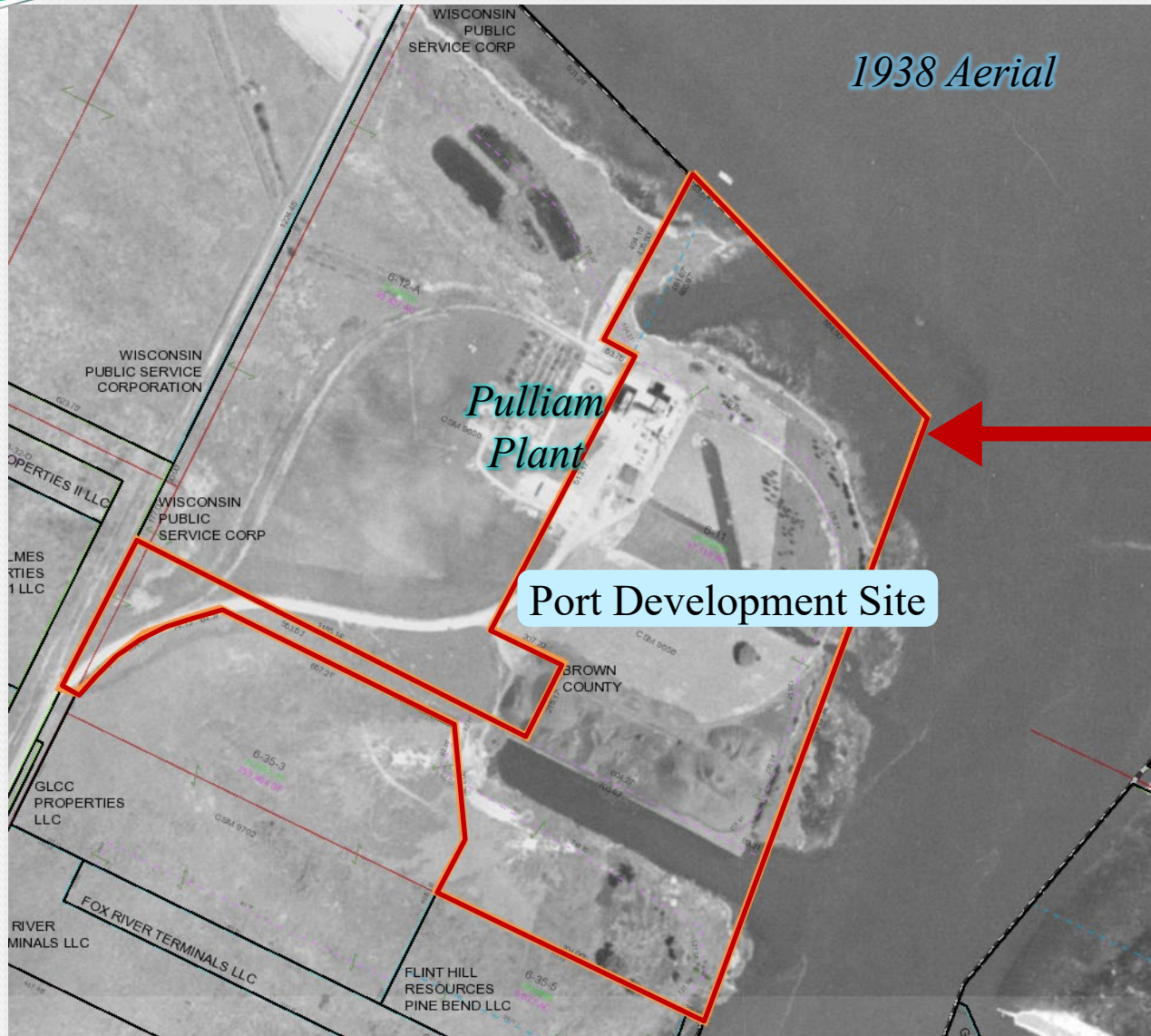


Site Location



Site History

- Pulliam Power Plant built in 1927 - coal-fired
- Generated 125 MW by 1964
- Decommissioned in 2018




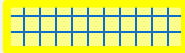

Port Development Site

- Former WPS Pulliam Power Plant property
- **44-acre parcel** at the mouth of the Fox River with deep water access, interstate connectivity and rail access.
- Acquired by the Port of Green Bay in January 2022 for \$2.7 million with assistance from a **\$500,000 Wisconsin Economic Development Corporation grant**.
- Collaborative effort involving the County, City, State, Federal government and private industries.



Project Site



-  WPS Property Purchase
43.6 Acres
-  Additional 0.90 Acres
Purchased from WPS
-  7.38 Acres Sold to GLC

Current Conditions



2022

Looking West

Looking East



2022

Funding & Grants

- Design and Construction in 5 Phases
- Preliminary Cost Estimate - \$30 million
- **Current Estimate - \$53 million**
- Funding Awarded To-Date (\$31 million)
 - \$500,000 WEDC Idle Sites Grant for Property Purchase
 - \$1.3 & \$2.6 Million Brown County American Rescue Plan Act (ARPA) funds
 - \$1.1 & \$1.0 Million WisDOT Harbor Assistance Program Grants
 - \$15 Million State NIFP ARPA Grant
 - \$10.1 Million USDOT MARAD PIDP Grant (Grant Agreement in Work)
- **Funding Gap - \$22 million**
- **\$25 Million USDOT RAISE Grant application submitted in February 2024**

Project Budget Estimate

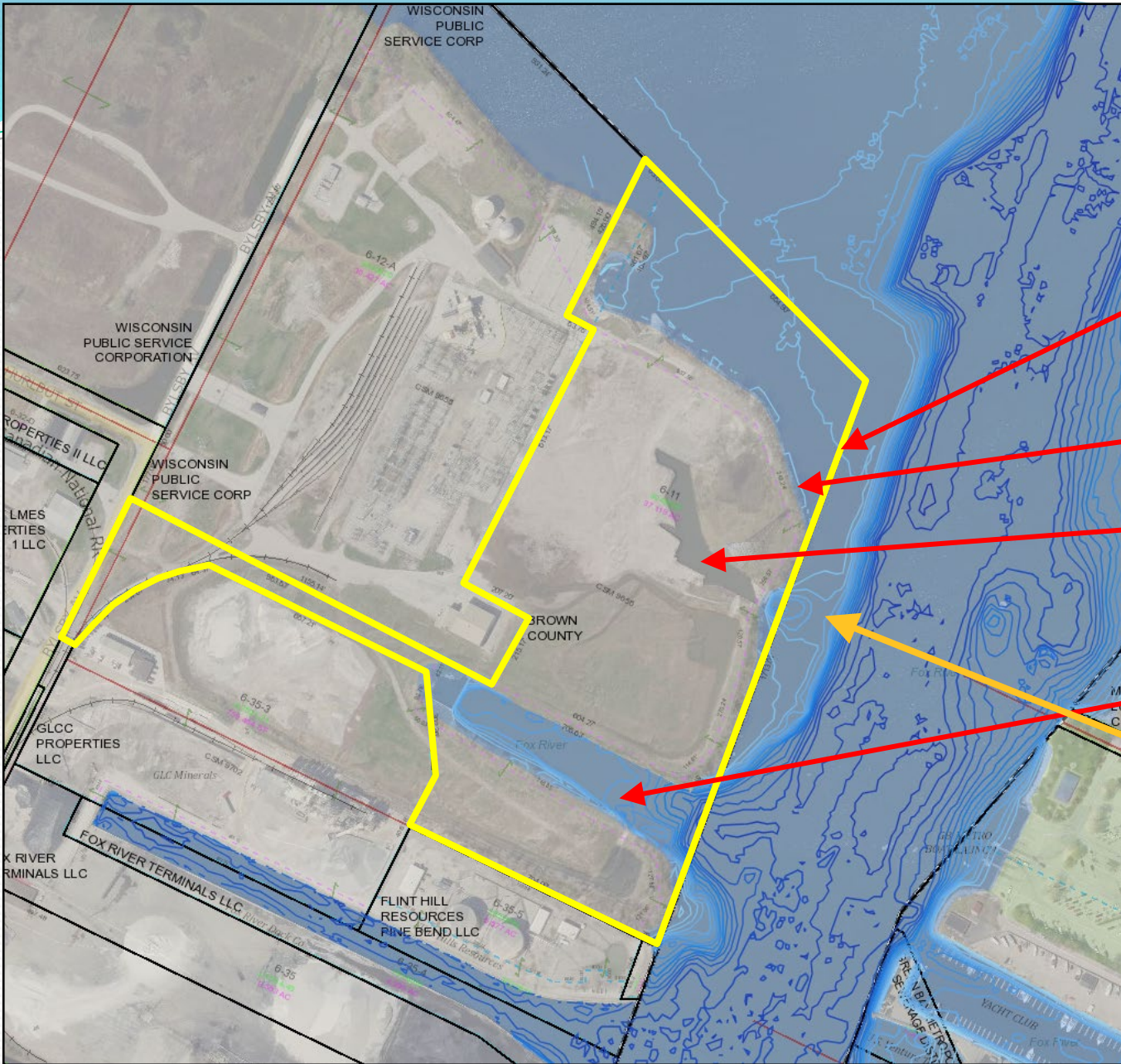
ITEM	2023 COST ESTIMATE	
<i>Site Purchase</i>		\$ 2,700,000
Construction Mobilization	\$ 533,600	
Dredge mobilization	\$ 300,000	
Dredging	\$ 5,255,000	
Turbidity Control & Monitoring	\$ 380,000	
Dockwall Installation	\$ 20,398,854	
Site Preparation	\$ 500,000	
Perimeter Fencing	\$ 171,136	
Fill Old Boat Slip & Cooling Channel	\$ 4,251,090	
Fill Shoreline to Bulkhead	\$ 3,726,340	
Shoreline RipRap	\$ 450,000	
Rail Service & Storage Track	\$ 978,000	
Crane Pads	\$ 2,001,280	
Mooring Bollards & Fenders	\$ 2,080,000	
Stormwater Control & Storage	\$ 249,340	
Raise and Resurface Site with Coarse Aggregate	\$ 1,773,000	
Asphalt site and vegetate	\$ 534,700	
Site Design & Engineering	\$ 1,875,000	
Construction Supervision	\$ 635,000	
Final Engineering	\$ 30,000	
Contingency	\$ 6,918,351	
Total Project Cost	\$ 53,040,691	
Grant Award Totals (As of December 2023)	\$ 31,169,299	

DRAFT

Subject to Change Based on Final Engineering and Bidding



Site Improvements



- Install Dockwall along Bulkhead in Fox River
- Fill Behind Bulkhead
- Fill in Cooling Water Discharge Channel
- Fill in Existing Slip
- Dredging to Shipping Channel Depth (26')

Site Improvements



- Fill in Existing Slip
- Fill in Cooling Water Discharge Channel
- Install Dockwall along Bulkhead in Fox River
- Fill Behind Bulkhead
- Dredge to Shipping Channel Depth



Site Improvements 2024

- Site Fencing
- Access Road

Benefit-Cost Analysis

Five major sources of benefits were quantified:

- Avoided traffic delays due to bridge lifts
- Reduced emissions due to shorter shipping distance for import and export cargo
- Vehicle operating cost savings from avoided travel miles for freight trucks
- Enhanced safety due to avoided travel miles and accidents involving freight trucks
- Residual value of the terminal after the project life

Category	Value
Total Discounted Benefits	\$103,578,053
Total Discounted Costs	\$49,670,324
Net Present Value	\$53,907,729
Benefit Cost Ratio	2.09

WDNR and Local Permitting

- Wetland Delineation
- Endangered Resources Review
- Rare Plant Survey
- OHWM Determination/Concurrence
- WDNR Artificial Wetland Exemption
- WDNR/USACE Joint Permit Application for Wetland and Waterway Disturbance
- Construction Site Stormwater Permit
- Green Bay Site Plan and Stormwater Submittal

Federal Permitting

- US Army Corps of Engineers/WDNR
 - Joint Permit Application for Wetland and Waterway Disturbance
- FEMA
 - Conditional Letter of Map Revision (CLOMR) for Floodplain Impacts
- Section 7 – Endangered Species Act
- Section 106 – National Historic Preservation Act & Tribal Consultation
- Environmental Assessment

Project Timeline

2016

- Pulliam Property identified for Port acquisition

2018-2020

- WPS decommissions Pulliam Plant and clears site

2021

- Port awarded WEDC Idle Sites Grant for property purchase (\$500K)
- Port awarded Neighborhood Investment Fund Program grant (\$15M)

2022

- Port purchases property from WPS (\$2.7M)
- Port hires GEI Consultants for design and engineering
- Port awarded WisDOT HAP grant (\$1.1M)
- Port awarded MARAD Port Infrastructure Development Program grant (\$10.2M)

2023

- Port begins NEPA Environmental Assessment process for site
- Port awarded WisDOT HAP grant (\$1.0M)

Project Timeline

2023

- Rail easements with WPS
- GLC Property Sale

2024

- Submitted USDOT RAISE Grant (\$25M)
- Complete Environmental Assessment
- Complete State and Federal agency permits
- Finalize MARAD PIDP grant agreement
- Develop Final Site Designs and Engineering Plan

- Complete Construction Drawings & Bid Documents
- Submit HAP Grant (*if needed*)
- Submit INFRA Grant (*if needed*)
- Begin Construction
 - ❖ Construct Access Road and Site Fence

2025-2027

- Complete Construction

Questions?

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