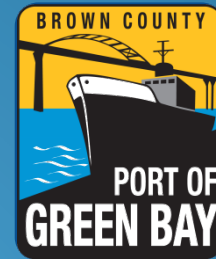
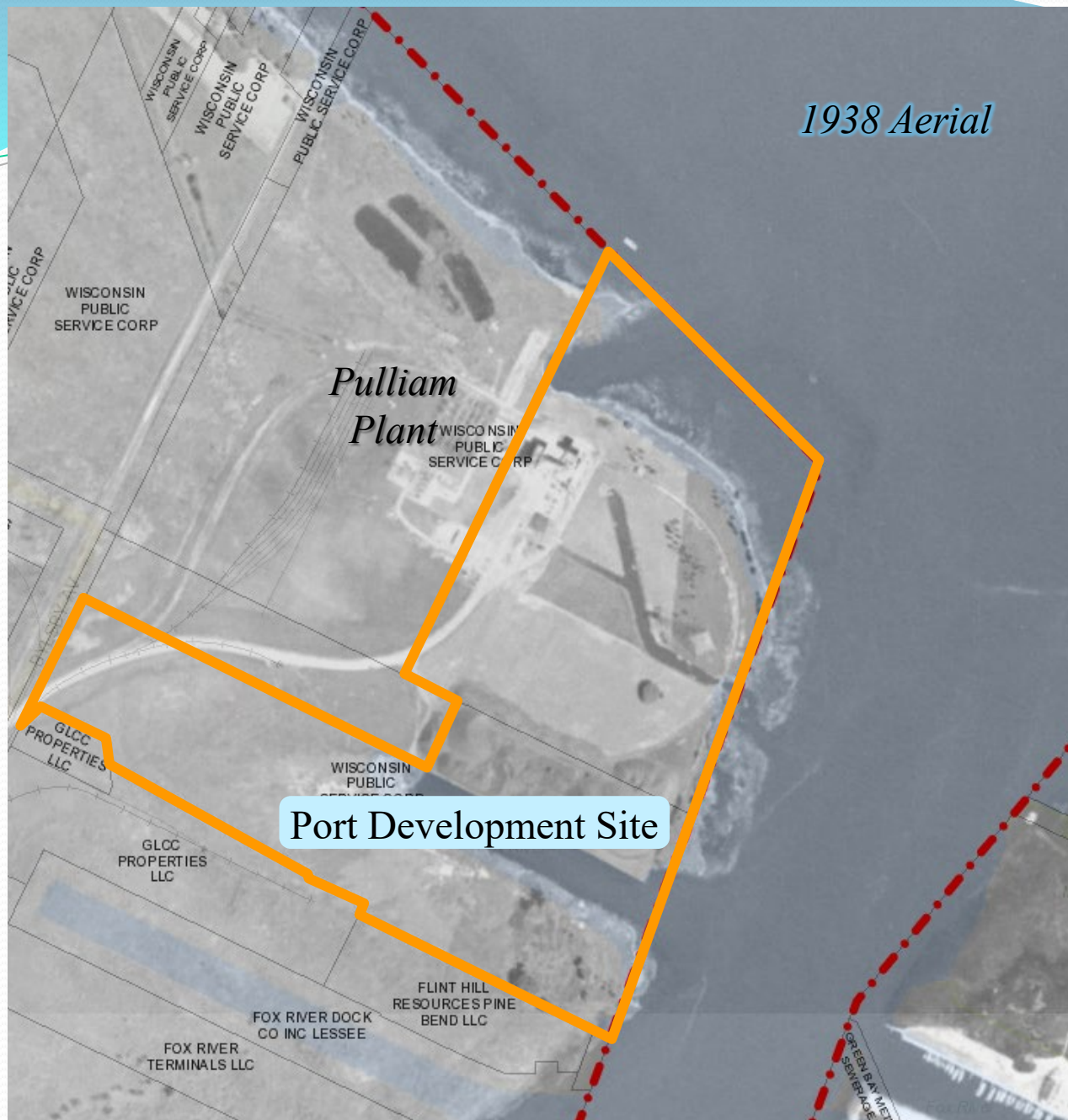


Port of Green Bay Port Development Project



Pulliam History

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



2016 Property Acquisition Plan

PORT OF GREEN BAY PROPERTY ACQUISITION PLAN

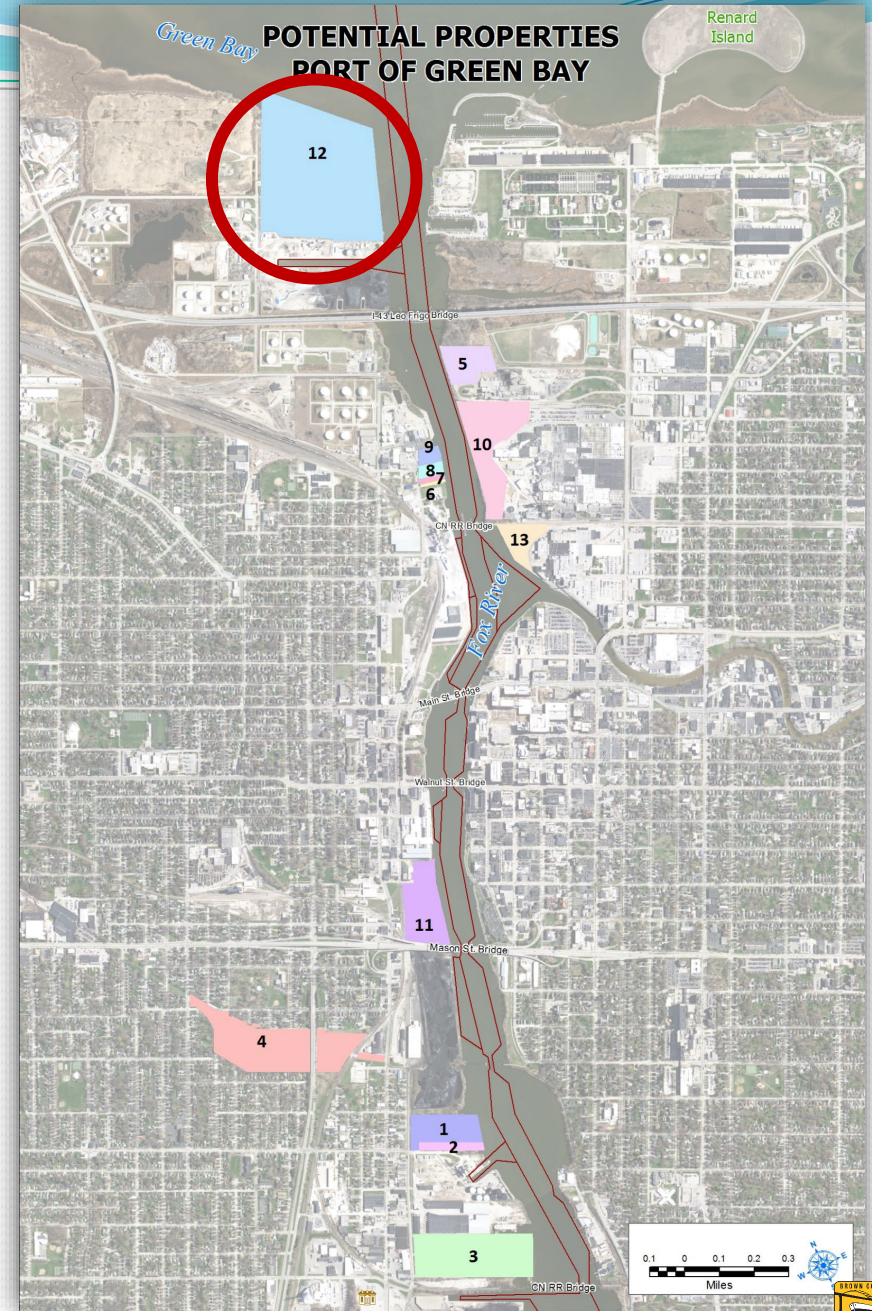


Adopted
September 12, 2016



Port of Green Bay Revised Property Evaluation Summary

Site	Score
Site #12 - WPS Pulliam	185
Site #11 - Arndt St. Property	180
Site #10 - P&G Eastman Mill	180
Site #13 - GP East Parcel	155
Site #3 - Georgia-Pacific (TetraTech)	145
Site #4 - Oakland Ave Rail Yard	145
Site #5 - Green Bay Packaging	120
9th St Properties	95
Site #1 - Green Bay Drop Forge	
Site #2 - End of Ninth LLC	
McDonald St. Properties	95
Site #6 - 1016 McDonald St. Residence	
Site #7 - 1020 McDonald St. Warehouse	
Site #8 - 1028 McDonald St. Boat Storage	
Site #9 - 1112 McDonald St. Outdoor Storage	



2020 Port of Green Bay Strategic Plan

Port of Green Bay

2020 STRATEGIC PLAN



2020 Port of Green Bay Strategic Plan – Goals

1. World Class Operations

Strive for the Port of Green Bay to be autonomous with world-class operations focused on maintaining existing infrastructure, building new infrastructure and removing barriers to moving commerce.

Strategic Initiatives

- *Acquire property for future Port activities and to diversify the Port's functions.*

Port Development Site Acquisition

- In February 2021, the Brown County Board approved a purchase agreement for the Port of Green Bay to acquire the former Pulliam Power Plant property.
- The Pulliam Power Plant site is a **44-acre parcel** situated at the mouth of the Fox River with deep water access, interstate connectivity and rail access.
- The \$2.7 million purchase was made possible with assistance from a **\$500,000 Wisconsin Economic Development Corporation grant**.
- The project is a collaborative effort involving the County, City, State, Federal government and private industries.



Port Development Site



Port Development Site



March 27, 2022



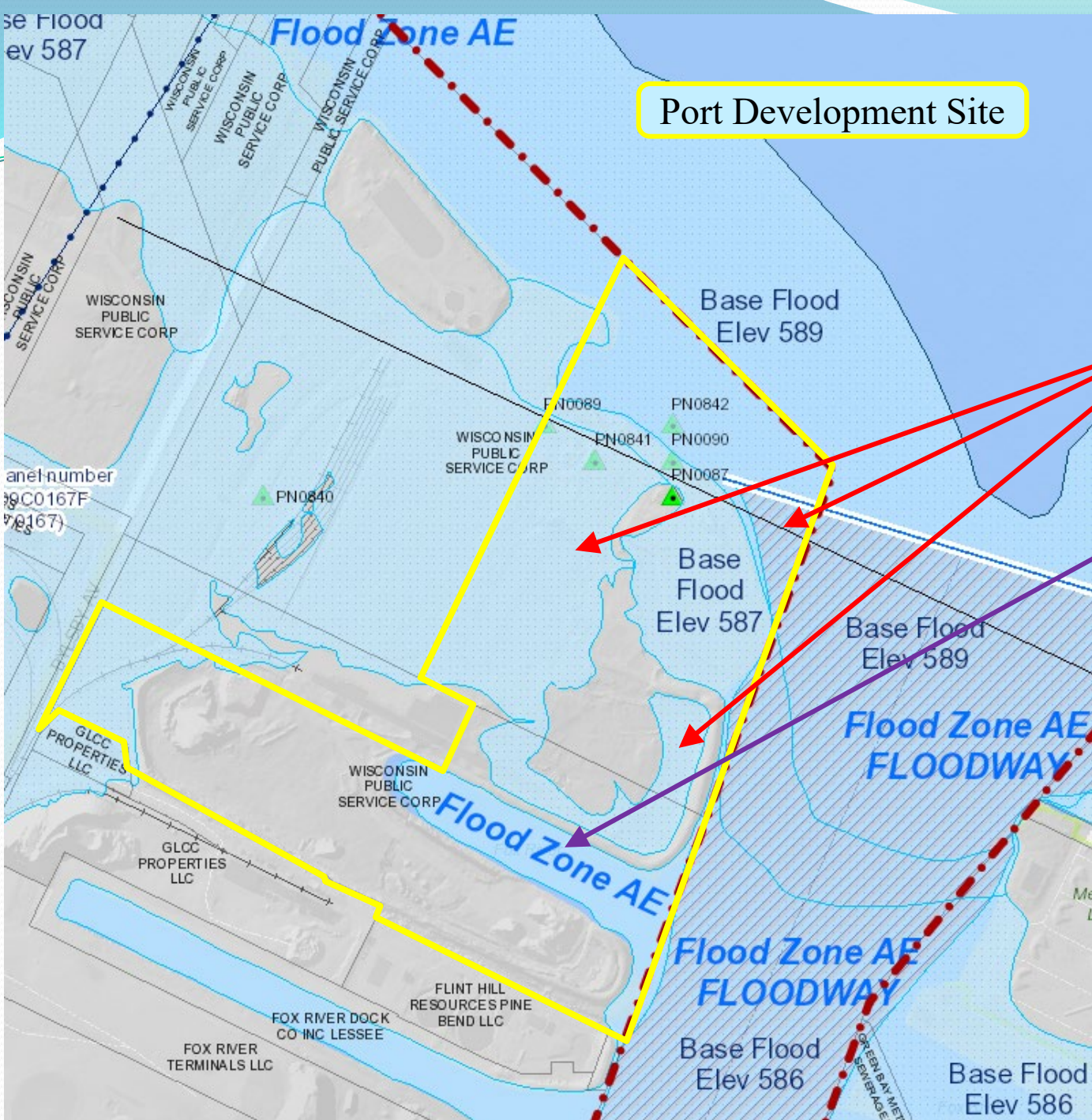
2020



2021



- The Port intends to sell **9-10 acres** of the non-waterfront portion of the acquired property to GLC Minerals which has guaranteed to invest **\$7.5 million** and create **10 full-time positions** within five years.



Port Development Site

Site Improvements

- Raise Site Above Floodplain
- Fill in Existing Slip
- Manage Stormwater

An aerial photograph of a port development site. A yellow polygon outlines the main development area. A red dashed line runs along the right side of the site, indicating a bulkhead. Red arrows point from the text on the right to various features: the bulkhead, the area behind it, a channel, an existing slip, and a shipping channel. Labels on the map include 'WISCONSIN PUBLIC SERVICE CORP', 'GLCC PROPERTIES LLC', 'FOX RIVER DOCK CO INC LESSEE', 'FOX RIVER TERMINALS LLC', and 'FLINT HILL RESOURCES PINE BEND LLC'.

Port Development Site

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

Port Development Site

Site Improvements

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Site Improvements



- Fill in Existing Slip
- Fill in Cooling Water Discharge Channel

Property Development



- Design and Construction in 5 Phases
- Preliminary Cost Estimate - \$25 million
- Funding To-Date:
 - \$500,000 WEDC Idle Sites Grant for Property Purchase
 - \$1.3 Million Brown County American Rescue Plan Act (ARPA) funds
 - \$1.1 Million WisDOT Harbor Assistance Program Grant
 - \$15 Million State ARPA Grant
- Applying for Port Infrastructure Development Program (PIDP) Grant to close funding gap
- Continue working with Federal and State legislators to secure funding for redevelopment of the property

Looking Ahead

- Engineering Firm Selected to Develop Site Design and Engineering Plans
- Preliminary environmental assessments have been completed. Work is underway to identify and secure necessary State and Federal agency permits
- Working with existing terminal operators on agreements that will result in **Port growth, new Port jobs and economic activity**. This is the first riverfront property acquisition by the Port in its history
- Repurposing the Pulliam Plant property into a modern port facility is expected to generate an economic impact **of more than \$87 million**
- **Help Port of Green Bay to be more Resilient and Economically Stable well into the future**

