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Meeting of the
BOARD OF HARBOR COMMISSIONERS
June 11, 2026 -- Port Milwaukee

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The above-entitled cause was transcribed
before KAREN RENEE, Court Reporter and Notary Public in
and for the State of Wisconsin on June 11, 2026,
commencing at 8:30 a.m. and concluding at 10:07 a.m.

1	2
2	APPEARANCES
3	President Tim Hoelter
4	Vice President Diane Diel
5	Commissioner Claude Krawczyk
6	Commissioner Craig Mastantuono
7	Commissioner Sally Peltz
8	Commissioner Kathleen Smith
9	Alderwoman Andrea Pratt
10	
11	Port Milwaukee Representatives:
12	Benjamin Timm
13	Selena Cole
14	Maria Cartier
15	Korey Garceau
16	Madison Goldbeck
17	Eric Polzin
18	Brian Kasprzyk
19	
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23	
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2	TRANSCRIPT OF PROCEEDINGS
3	TIMOTHY HOELTER: Call the meeting to
4	order of the Board of Harbor Commissioners.
5	The first item of business is to approve
6	the minutes of our April 23rd meeting.
7	KATHLEEN SMITH: I'll make that motion
8	that we accept the minutes.
9	CLAUDE KRAWCZYK: I'll second. For the
10	non-action items, although I was not here in
11	person, I attended the meeting remotely.
12	TIMOTHY HOELTER: Any objections?
13	Hearing none. All in favor.
14	ALL COMMISSIONERS: Aye.
15	TIMOTHY HOELTER: Second item is to
16	approve the minutes of the May 11th meeting.
17	Motion, please.
18	KATHLEEN SMITH: I'll make the motion.
19	DIANE DIEL: I'll second.
20	TIMOTHY HOELTER: Thank you.
21	Any discussion? No.
22	All in favor.
23	ALL COMMISSIONERS: Aye.
24	BENJAMIN TIMM: And, Tim, I just want to
25	point out that we did meet with Commissioner
	Krawczyk after the city attorney's office myself,

1	4
2	briefed him on the matters that --
3	CLAUDE KRAWCZYK: The lowdown on what
4	happened.
5	TIMOTHY HOELTER: Good. All right.
6	Final action item, at least among these.
7	BENJAMIN TIMM: Yes, so one of our
8	tenants -- our long-term tenants, US Venture,
9	they've been a tenant since 2014, they basically
10	manage both fuel products, and as part of previous
11	leases, they had a right of first refusal written
12	into their lease. However, when we re-did the
13	lease this last round, the right of first refusal
14	was not included in that. So, we are doing an
15	exclusive right to negotiate with US Venture to
16	basically hold a three-and-a-half acre parcel just
17	south of their current lease, hold for future
18	expansion. And this is a formality, and we'll be
19	working with US Venture over the next two-year
20	period.
21	So, the -- the exclusive right to
22	negotiate covers a two-year period. They've
23	agreed to pay \$5,000 per year to retain those
24	rights, and then in turn, the port will not market
25	that property for other -- to other tenants, other
	users. And Dan Morrill is here from US Venture.

1	5
2	Dan, do you want to say anything about
3	the company, about what you're doing?
4	DAN MORRILL: Yeah, sure.
5	So, Dan Morrill, the Vice President of
6	Operations for US Energy.
7	One of the things we're looking at
8	recently is an uptick in renewables. So, right
9	now we're shipping -- we have actually have a ship
10	coming in right now that's taking ethanol to
11	Montreal. We're seeing more interest in that as
12	freight gets more expensive and competing with the
13	rail, move that over to barge. So, ethanol has
14	been a big one for us and we have more customers
15	that need room for storage.
16	So, we don't have those contracts firmed
17	up yet. We wanted to have the land in place in
18	case we want to expand to more renewable expansion
19	capacity.
20	TIMOTHY HOELTER: Thank you.
21	Any questions?
22	CLAUDE KRAWCZYK: Yeah, I have a couple
23	questions. I mean, right of first refusal is
24	different than an exclusive right to negotiate.
25	Why are we doing a first refusal?
	BENJAMIN TIMM: It was just a matter of

6

1 time. We just wanted to get something on the
 2 books sooner rather than later, and this was kind
 3 of the expedited route to do that.

4 CLAUDE KRAWCZYK: Are there any --
 5 there's probably never been any interest from
 6 anybody else, right?

7 BENJAMIN TIMM: I can't answer that. I
 8 don't know if anyone else from the board could,
 9 but it's -- it's -- yeah, I mean --

10 CLAUDE KRAWCZYK: So, right or first
 11 refusal would allow us to negotiate with somebody
 12 else, just lets them match that offer as opposed
 13 to not being able to negotiate with it.

14 If there's no interest in this land, I
 15 think it makes sense that they would have it.
 16 It's right next to their own parcel.

17 But that was my only thought about the
 18 -- the process. So, I don't know if -- I just
 19 wanted to point out it's -- it's a different
 20 animal.

21 BENJAMIN TIMM: Yeah. This is the first
 22 time we're using this -- this option. So, yeah.
 23 Thank you.

24 And -- and we'll continue, and maybe in
 25 a two-year time we can move toward the right of

7

1 first refusal with them.

2 CLAUDE KRAWCZYK: Well, it's in the
 3 lease.

4 BENJAMIN TIMM: Right, Exactly right.
 5 Yes.

6 TIMOTHY HOELTER: Yeah. And, of course,
 7 further to what you were saying, plus right of
 8 first refusal, if it's known to another party --

9 CLAUDE KRAWCZYK: Typically scares them
 10 off.

11 TIMOTHY HOELTER: Yeah, it scares them
 12 off, right.

13 CLAUDE KRAWCZYK: In -- in reality, it
 14 may have the same effect.

15 TIMOTHY HOELTER: Correct.

16 So, would you have a recommendation
 17 relative to this action?

18 BENJAMIN TIMM: I recommend we approve
 19 the exclusive right to negotiate with US Venture.

20 CLAUDE KRAWCZYK: I'll make that motion.

21 CRAIG MASTANTUONO: I'll second that.

22 TIMOTHY HOELTER: Any discussion? Any
 23 further questions? Okay. All in favor.

24 ALL COMMISSIONERS: Aye.

25 TIMOTHY HOELTER: Well, very good.

8

1 The next item would be the port
 2 operations report.

3 Good morning.

4 ERIC POLZIN: Good morning.

5 So, we'll dive right in with our vessel
 6 update. With the exception of steel which was
 7 down seven ships, and cruise vessels which was up
 8 ten ships, everything else was pretty much spot
 9 on, almost exact compared to the same time last
 10 year.

11 Recently, I submitted our facility
 12 security plan to the Coast Guard. As a little
 13 reminder, we needed to do this in order for them
 14 to recognize the new cruise dock that was being
 15 added over at South Shore, and also to put in our
 16 security provisions that we look to implement over
 17 there in regards to operating.

18 Last month we splashed the river skimmer
 19 for the season. Our partnership goes back a
 20 number of years. And over the years it's -- our
 21 commitment has basically been providing crane
 22 service for launching the skimmer, taking it out
 23 of the water in the fall. And we also maintain a
 24 fuel station on Jones Island that we've provided
 25 fuel.

9

1 We assisted Aquarius Systems. They
 2 brought down one of their new barges, which they
 3 are the builder of the skimmer, local Wisconsin
 4 company out of North Prairie. They built a new
 5 skimmer for a customer in New York, the customer
 6 wanted to see it in action, so they brought it
 7 down here. We put it in the water for them. They
 8 spent about four hours testing it. And then we
 9 retrieved it from the water and they were on their
 10 way.

11 CRAIG MASTANTUONO: Is it different than
 12 our Leonard Skimmer?

13 ERIC POLZIN: It is. It was quite a bit
 14 smaller. Obviously, it doesn't have the capacity
 15 that ours does, but -- yeah, much smaller.

16 CLAUDE KRAWCZYK: Does it get into
 17 spaces the skimmer won't? When the boat docks,
 18 you know, in the highlands at the -- at the bridge
 19 pilings, that's where the stuff collects that the
 20 skimmer can't get into it.

21 ERIC POLZIN: Sure. But the skimmer was
 22 not for here. This was for a customer in New
 23 York. So, it would eventually be going there.

24 CLAUDE KRAWCZYK: I'm asking is it
 25 something that we might consider?

10

1 CRAIG MASTANTUONO: Claude wants one.

2 CLAUDE KRAWCZYK: Well, because if it's

3 something we might consider in the future to

4 address that issue.

5 ERIC POLZIN: It -- it possibly could,

6 yes. Yeah.

7 TIMOTHY HOELTER: With -- with the rains

8 we had in April, not this past month, is there a

9 noticeable increase in debris or is it kind of

10 like business as usual as far as stuff in the

11 water?

12 ERIC POLZIN: We have not fielded a ton

13 of calls as far as debris up the river. We have

14 received a few calls from over by the marina for

15 larger trees. But it's been -- I mean, maybe six

16 to eight. So, it's been handled.

17 CRAIG MASTANTUONO: That's different

18 than a few years ago when a lot of stuff was

19 coming in from the north, from the northern part

20 of Milwaukee.

21 ERIC POLZIN: Right.

22 CRAIG MASTANTUONO: That's nice to hear

23 that you guys are busy with that stuff.

24 ERIC POLZIN: You know, the river may be

25 more full of that, the debris. Hopefully it's

11

1 flattening, but, yeah, we're always -- we're

2 always open to assist whenever we get those calls.

3 And if we can get a boat in that area, then we do

4 what we can.

5 TIMOTHY HOELTER: Any opportunity for

6 naming rights, by the way of that? Does it have a

7 name on it other than what we call it?

8 CRAIG MASTANTUONO: It's the Leonard

9 Skimmer, isn't it?

10 TIMOTHY HOELTER: Yeah, but is it on the

11 --

12 CRAIG MASTANTUONO: I think Tim is

13 jonesing for a Tim Hoelter.

14 TIMOTHY HOELTER: That would take some

15 money.

16 CLAUDE KRAWCZYK: Well, you got it, Tim.

17 TIMOTHY HOELTER: Let's continue.

18 ERIC POLZIN: We assisted DPW Bridges

19 and Buildings with taking one of their barges out

20 of the water. It was -- it needed some repair so

21 we pulled it out, had it set on blocks,

22 sandblasted the whole thing down, doing a bunch of

23 steel work on it. And that project, we'll put

24 that back in the water for them so that they can

25 continue using it for their operations.

12

1 The operations team took part in the

2 Milwaukee's MKE street cleanup. The targeted

3 school was Hartford University School. And we had

4 a good portion of our team that showed up there

5 that day, collected a bunch of garbage from the

6 grounds and disposed of it in a proper way.

7 TIMOTHY HOELTER: Excellent. Thank you.

8 ERIC POLZIN: So, far this season,

9 today, we are servicing the 17th cruise ship over

10 at Pier Wisconsin. It's been a busy season. Like

11 I said, ten up from what we saw at the same time

12 last year.

13 One of the biggest challenges that we

14 had was on May 16th when we had the double Viking

15 visit.

16 KATHLEEN SMITH: Wow, how did that

17 happen? Bad luck.

18 ERIC POLZIN: Thank you to Matt for

19 grabbing this awesome photo. It's been a -- it

20 puts the dock in perspective.

21 But the operations team, prior to this

22 visit, we spent about a month-and-a-half working

23 with the ship agents, Viking. Our engineering

24 team was fantastic in laying out some maps for us

25 and measuring the docks so that we absolutely made

13

1 sure that when they came in that all the hatches,

2 all the gangways lined up in places so that we

3 could fully service them in the manner that

4 they've been used to seeing.

5 So, Viking also committed -- prior to

6 this visit, they wanted us to do a bunch of

7 cleanup and organization down there, and they

8 said, hey, do this and we'll -- we'll pay for it.

9 So, we were able to charge a bunch of our time,

10 our work to get the area cleaned up a lot nicer

11 than it was.

12 CRAIG MASTANTUONO: So, that segues into

13 the question that I was going to ask, which is,

14 you know, this is at the heavy lift dock, right?

15 ERIC POLZIN: Correct.

16 CRAIG MASTANTUONO: This experience --

17 what's your impression of the experience for their

18 clients? I know you guys are doing a great job

19 and it's the dock we have and that's being used,

20 so I'm not arguing against that. But what do you

21 -- are they looking forward eagerly to a change of

22 scenery?

23 ERIC POLZIN: I'm absolutely certain of

24 that.

25 CRAIG MASTANTUONO: And then my second

14

1 question is, will -- will the new cruise ship dock
 2 be able to accommodate an arrangement like that?
 3 ERIC POLZIN: It would not be able to
 4 accommodate both vessels at the same time, but
 5 that's rare, right? This is a one-time occurrence
 6 that we had.
 7 CRAIG MASTANTUONO: But this might be
 8 more often?
 9 ERIC POLZIN: It -- it might be more
 10 often going forward.
 11 CRAIG MASTANTUONO: No kidding.
 12 ERIC POLZIN: Yes. But the area that
 13 the new cruise ship basically was laid out is --
 14 it is basically the same footprint that we need to
 15 accommodate servicing the vessel at the city heavy
 16 lift dock. So, there shouldn't be any changes
 17 there. It should flow really well once we get our
 18 operations in place and see how everything works,
 19 you know, when we're just --
 20 CRAIG MASTANTUONO: When you have two?
 21 ERIC POLZIN: Yeah. Well, they're one
 22 of them, we still have to --
 23 CLAUDE KRAWCZYK: And I'll sponsor a
 24 resolution that they have to race in the inner
 25 harbor.

15

1 KATHLEEN SMITH: Who gets here first,
 2 Yeah.
 3 DIANNE DIEL: Winner gets the good
 4 cruise spot.
 5 ERIC POLZIN: Really draw the crowds
 6 out, right.
 7 Another big challenge that we had was we
 8 only had one platform that we were able to handle
 9 luggage with. So, one of our tenants on the
 10 island happened to have this -- it's a shipping
 11 crate, basically, with the sides missing from it,
 12 that we were allowed to borrow to see how it
 13 worked. And it worked phenomenally well.
 14 KATHLEEN SMITH: Are we keeping it?
 15 ERIC POLZIN: So, we ended up purchasing
 16 it from him after we tested it out a couple times.
 17 And Viking now refers to it as their luggage
 18 platform.
 19 So, next slide.
 20 BENJAMIN TIMM: We're going to sell
 21 naming rights.
 22 ERIC POLZIN: Yeah, yeah. We're calling
 23 it the Viking Longboat.
 24 Another use that we had for it while
 25 they were here besides just handling the luggage,

16

1 they had a large carpet delivery. And had we not
 2 had this, we would not have been able to
 3 accommodate helping them in an efficient manner.
 4 CRAIG MASTANTUONO: So, is this
 5 embarking? Are these passengers that are
 6 embarking?
 7 ERIC POLZIN: So, we will use this for
 8 both disembarking and embarking passengers.
 9 CRAIG MASTANTUONO: Okay. And that
 10 lifts it up to the space in the --
 11 ERIC POLZIN: Yeah.
 12 Can we go back one slide?
 13 Yeah. So there is the -- the space --
 14 CRAIG MASTANTUONO: Oh, I missed the
 15 hatch door.
 16 ERIC POLZIN: Yeah.
 17 CRAIG MASTANTUONO: Okay. Wow.
 18 ERIC POLZIN: So, yeah, we'll pull up
 19 there, they'll bring the luggage out, and then we
 20 take it down and place it in the tent.
 21 Another thing that this is going to
 22 allow us -- or going to allow us to do is when
 23 they bring the passengers' luggage down to this
 24 room, they have it on large carts, those carts
 25 never fit on the platform that we had before. So,

17

1 now we can wheel the carts right out onto there,
 2 bring them down, wheel the carts into the tent.
 3 CRAIG MASTANTUONO: And this is going to
 4 be much more --
 5 ERIC POLZIN: Yeah, exactly, exactly
 6 right.
 7 CRAIG MASTANTUONO: And the carpet
 8 delivery so, you know, us being a turnaround city,
 9 all of the servicing, all of the kind of work like
 10 that at least on the Great Lakes of these ships
 11 are doing, they're going to do it here?
 12 ERIC POLZIN: They do a lot of it here,
 13 you know, we're one of the only ports --
 14 CLAUDE KRAWCZYK: So, those were local
 15 carpet installers who work on the -- on the ship?
 16 ERIC POLZIN: Now that I do not know.
 17 KATHLEEN SMITH: That's too much
 18 information.
 19 CLAUDE KRAWCZYK: Well, it would be nice
 20 to plug that. This is another job, another --
 21 another employment opportunity.
 22 ERIC POLZIN: They had approximately 50
 23 large rolls of carpet that we were able to
 24 transfer onto the boat for them.
 25 BENJAMIN TIMM: So, Eric, do you want to

18

1 talk about, like, some of the times that the crew
 2 is working, that the -- the port staff is working,
 3 like, to load and unload?

4 ERIC POLZIN: So, with the -- the Viking
 5 this year, my teams, a couple of my team have been
 6 coming in usually either 2:00 or 4:00 in the
 7 morning for the offload. Viking likes to have all
 8 of the luggage off the boat prior to the customers
 9 coming down and getting them. So, it's been some
 10 good hours for them. So far, everybody's looking
 11 forward to the next visit and haven't -- haven't
 12 heard any negatives there.

13 There's a little comparison in the old
 14 platform that we were using on the left versus the
 15 new one on the right. You can see the difference
 16 is approximately double.

17 And lastly, the security report. We're
 18 still seeing the port after hours trespassing.
 19 One of the good things, our security contractor is
 20 absolutely fantastic, and due to their diligence
 21 in maintaining it, when they see the people coming
 22 onto the island or sitting on pads taking
 23 pictures, they are very prompt in escorting them
 24 off the island. So, one of the big things we've
 25 seen a decrease in is the street racing and also,

19

1 like, damage and vandalism down here. We've heard
 2 of nothing so far this year, so.

3 TIMOTHY HOELTER: Wonderful.

4 ERIC POLZIN: Yeah.

5 CLAUDE KRAWCZYK: Any after hours?
 6 Looks like that's way down?

7 ERIC POLZIN: Yeah, looks like we might
 8 not have the latest report in there yet, but it
 9 is.

10 CRAIG MASTANTUONO: And do they change
 11 their footprint or activity when these ships are
 12 there for a few days?

13 ERIC POLZIN: Absolutely.

14 CRAIG MASTANTUONO: Yeah, that has to
 15 draw, an attraction.

16 ERIC POLZIN: Correct.

17 BENJAMIN TIMM: Yeah, there's an
 18 increase in security presence all around, and --
 19 and some of those costs are shared by both Viking
 20 and the port.

21 ERIC POLZIN: And that's all I have for
 22 you today, unless you have any further questions
 23 for me.

24 UNKNOWN SPEAKER: Are they still renting
 25 the -- the baggage scanner for the turnaround?

20

1 ERIC POLZIN: Yes.

2 UNKNOWN SPEAKER: Because we bought
 3 those, right?

4 ERIC POLZIN: Yeah.

5 UNKNOWN SPEAKER: Have we kind of made
 6 back our investment already on that, just out of
 7 curiosity?

8 ERIC POLZIN: So, I think we're close,
 9 but we're not quite there yet.

10 KATHLEEN SMITH: I'm sure by the end of
 11 the season it will be.

12 ERIC POLZIN: Hopefully. And -- and we
 13 did just get a new maintenance contract with the
 14 company. So, we do plan on having it for another
 15 five years.

16 CRAIG MASTANTUONO: So, Eric, could you
 17 just remind me too of the capacity of the new
 18 cruise ship dock and what these ships require,
 19 these big ones?

20 ERIC POLZIN: Viking requires 17 1/2 --
 21 Brian?

22 BRIAN KASPRZYK: 20.

23 ERIC POLZIN: They're about 20.

24 TIMOTHY HOELTER: Good morning, Selena.

25 SELENA COLE: Morning.

21

1 The report before you reflects activity
 2 for approximately 42 percent of the year. Both
 3 revenues and expenditures are a little low for
 4 this point in the year, but it's not unusual at
 5 this time because although we're a little below
 6 budget, we're comfortable with our current
 7 spending levels as we continue through the year
 8 and expect activity to increase as the shipping
 9 season progresses.

10 Similar to last meeting, the detailed
 11 receivables report is not included at this time.
 12 As the city continues to transition to a new
 13 financial system, records behind the scenes are
 14 still being fine-tuned creating a bit of a
 15 challenge as they are moving to the new system.
 16 However, don't worry, late and delinquent accounts
 17 continue to be worked on behind the scenes. And
 18 we hope to have more detailed reporting available
 19 at upcoming meetings.

20 The revenues are outlined here.

21 Overall, as I mentioned, they're somewhat below
 22 budget at this time, which is expected given the
 23 timing of activity and billing, but there's some
 24 variation across individual categories.

25 On the expenditure side, spending

22

1 remains generally in line with expectations. No
 2 issues are identified as we continue to monitor
 3 activity for the year.

4 CLAUDE KRAWCZYK: What was the special
 5 funds?

6 SELENA COLE: A lot of that has to do
 7 with services that are provided for the cruise
 8 staff. So, we'll see a lot of it, those special
 9 funds, being attributed to cruise dock activity,
 10 for the new one.

11 CLAUDE KRAWCZYK: So, we -- we need to
 12 -- those are ongoing expenditures?

13 SELENA COLE: Hopefully not. This is
 14 really --

15 BENJAMIN TIMM: This is for
 16 construction.

17 SELENA COLE: Once it's -- once the
 18 services are completed, we should -- we shouldn't
 19 need more for that.

20 Questions? Okay.

21 TIMOTHY HOELTER: Very good. Thank you,
 22 Selena.

23 MARIA CARTIER: Good morning, everyone.

24 TIMOTHY HOELTER: Good morning.

25 MARIA CARTIER: We'll start with the

23

1 tonnage report, which is through April. We look
 2 at that compared to 2025, we're up 105 percent.
 3 Again, very strong in salt, cement, and liquid
 4 bulk.

5 And just as a reminder, last year during
 6 that same timeframe, we were abnormally low. So,
 7 we're getting back to normal.

8 Steel is down 15 percent. I know they
 9 projected that it would be down, so that's kind of
 10 where we sit there.

11 The one activity or the one thing that
 12 happened of note is that the Port of Green Bay was
 13 closed for almost a month due to fast-moving
 14 currents within the Fox River because of the
 15 flooding that they had there. So, we -- we've
 16 benefited from that by getting some shipments
 17 here, they were diverted to Milwaukee. So, we got
 18 some added cement and special limestone, and so --
 19 that we -- we wouldn't have had. So, that added
 20 to our limestone as well. So, they're up and
 21 running again.

22 All right. For outreach and engagement,
 23 again, a very busy couple of months. Prior to
 24 all -- well, first of all, May is World Trade
 25 Month, and prior to COVID, there was always the

24

1 World Trade Day that was hosted, but after COVID
 2 that had stopped, and this year a couple of groups
 3 got together and organized World Trade Day and
 4 that was held at WCTC. So, there were
 5 presentations, breakout sessions, and some
 6 networking. And, Korey and I went, we did a small
 7 sponsorship, and put up our banner, so it's good
 8 to see that event.

9 CRAIG MASTANTUONO: Sorry, where was
 10 that at?

11 MARIA CARTIER: WCTC.

12 TIMOTHY HOELTER: What -- what were the
 13 groups that put it together or that initiated
 14 that?

15 MARIA CARTIER: Madison International
 16 Trade Association, the District Export Council,
 17 and then there's an International Compliance
 18 Association. And I'm a member of the Madison
 19 International Trade Association. We've put on
 20 five different events, so it's really nice to see
 21 them together again.

22 TIMOTHY HOELTER: Was the Metropolitan
 23 Milwaukee Chamber of Commerce involved at all?

24 MARIA CARTIER: They -- no, they used
 25 to. I believe they're the ones that were part of

25

1 the --

2 TIMOTHY HOELTER: Right.

3 MARIA CARTIER: -- who hosted it. So,
 4 the Milwaukee World Trade Association, which is
 5 part of -- yeah, they're the ones that used to
 6 host it.

7 Let's see. The -- the Logistics
 8 Council, which is a nonprofit group of the Viking
 9 chain professionals here in the Milwaukee area,
 10 have an organization and they came here. And we
 11 did a Port 101 tour, had -- had a good group. I
 12 don't have a picture here of that, but members of
 13 Wisconsin Department of Transportation were
 14 involved with that. One of our FTZ operators
 15 came, companies like Bolter, Lamplight Farms were
 16 a part of that. So, that was -- that was a good
 17 group to have.

18 And then the US Department of State has
 19 a program targeted towards professionals in
 20 foreign countries to bring them to the US to give
 21 them exposure to businesses and how we do things.
 22 And that equated similar to the FulBright Program
 23 for students, but this is for professionals.

24 And there was a group that came here
 25 from Venezuela, Colombia, Ecuador, and Mexico.

26

1 They came to Wisconsin and then visited Milwaukee.
 2 Participants, there were trade policy advisors,
 3 customs officials, and procurement experts. And
 4 they were visiting the local freight and customs
 5 broker that day and to hear about the port. So, I
 6 went there and presented on the port and had some
 7 really good questions and engagement with that
 8 group.

9 And then last week, Korey represented
 10 the port at an event that was held in the
 11 Netherlands of the Department of Agriculture,
 12 Trade and Consumer Protection, hosted a Wisconsin
 13 booth. And our port, the Port of Duluth, and a
 14 couple of Wisconsin businesses went. It was
 15 targeting livestock and genetics, but there was a
 16 good group of folks that buy animal feed and
 17 grain, and so we felt it was worth the try. You
 18 can see we got great representation up front there
 19 and in the back. Korey had some good
 20 conversations. We got some leads. Some of that
 21 we will be passing on to the DeLong company, and
 22 then some of that is for us. As a matter of fact,
 23 I'm talking with one of them, contacting me, to
 24 meet next week.

25 CRAIG MASTANTUONO: That's great. Who

27

1 was it?

2 MARIA CARTIER: I'm sorry?

3 CRAIG MASTANTUONO: Who was it?

4 MARIA CARTIER: Utrecht.

5 CRAIG MASTANTUONO: Utrecht.

6 MARIA CARTIER: Yeah. So, that was
 7 good.

8 TIMOTHY HOELTER: Relative to the Latin
 9 American delegation, I'm kind of interested in the
 10 takeaways, like the types of questions, what maybe
 11 piqued their interest regarding Port Milwaukee or
 12 the city.

13 MARIA CARTIER: One, there was not a
 14 recognition that we are here. We don't do a lot
 15 of trade with Latin America, so we talked a lot
 16 about the inland river system. They did have
 17 questions about tariffs, so that was a big part of
 18 the conversation.

19 KATHLEEN SMITH: Yeah, we all do.

20 MARIA CARTIER: Yeah. They -- a lot of
 21 the ag products that they get is from Brazil, but
 22 it just created an awareness for them. It gave
 23 them an exposure on how we do things every day.
 24 We talked about the customs application and -- and
 25 the logistics part of engagement. I've been

28

1 trading business cards, and you just never know
 2 what might come up.

3 TIMOTHY HOELTER: Yeah, good.

4 BENJAMIN TIMM: Were there any
 5 opportunities in the -- the Netherlands, too, for
 6 any contacts or anything like that?

7 KOREY GARCEAU: Yes, I mean, this show
 8 was geared towards folks from all over the world.
 9 So, I actually had a lot of conversations with
 10 folks from Africa and the Middle East, and it came
 11 with a few leads from there. So, some newer
 12 markets that would be relevant for us. So, that
 13 was interesting. And then as well as made some
 14 contacts with folks actually here in the states
 15 that, again, didn't know that we had ports on the
 16 Great Lakes. So, expanding that knowledge base,
 17 strong business here as well.

18 MARIA CARTIER: Okay. Some more on
 19 outreach and engagement. We did this last year.
 20 We didn't -- we were part of it. The We Work the
 21 Waterways, which would -- which is an organization
 22 that promotes careers and maritime transportation
 23 and logistics to students, and they go around the
 24 country. And they came to Milwaukee again and
 25 partnered with MPS. And there were -- it's called

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1 their Maritime Interaction Day, and there were 200
 2 students coming from Milwaukee School of
 3 Languages, Ronald Reagan, and Rufus King. And it
 4 was a full morning through lunch.

5 And it has two parts to it. One was we
 6 did a presentation just to highlight the students
 7 because they don't -- you know, they don't really
 8 think about how do they get their phones and their
 9 clothes and all of that. So, just highlighted the
 10 importance of supply chain and logistics and
 11 transportation.

12 Then we talked about careers in
 13 maritime. There was a panel of us that just
 14 talked about our backgrounds and careers and
 15 opportunities. We got some good questions from
 16 them.

17 And then the other part of the day was
 18 where there were activity stations set up. There
 19 were, I think, eight to ten of them, where the
 20 presenters did hands-on demonstrations for the
 21 kids, and the port was part of that. Gerard and
 22 Matt went representing the port, they did the
 23 talking there, and they gave demonstrations on
 24 determining elevations. So, they brought a
 25 differential level and rods used to determine

30

1 elevations at a set point or points. And there's
 2 an application on that in both rail and maritime.
 3 So, they demonstrated that to the students, and
 4 then the students actually got to do that. So,
 5 appreciate them taking the time out of their day
 6 to do that. We have --

7 CRAIG MASTANTUONO: That's great, guys,
 8 that -- good work making that interesting for
 9 students. It really is a -- it's a talent.

10 MARIA CARTIER: I've put a link in --
 11 there's a video which featured -- featured them
 12 nicely if you're interested later on in looking at
 13 that.

14 The Coast Guard also came and brought
 15 one of their boats.

16 Our tenant Amrize came and did a man
 17 overboard demonstration.

18 So, really the goal was to get the
 19 students engaged, give them something hands on
 20 rather than just talking to them, and get some
 21 really good feedback.

22 CRAIG MASTANTUONO: Can I offer
 23 something? This is a little bit in the extra
 24 department, I don't mean to create work, but if
 25 there's a point person at MPS that you're dealing

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1 with on this event, it seems to me that it would
 2 be nice to suggest that maybe they'd expand it and
 3 open it up to some of the other schools besides
 4 the MSL, Reagan, you know, South Division and
 5 North Division, and some of the, you know, other
 6 students that maybe don't have the opportunity to
 7 come down here as often.

8 MARIA CARTIER: Yeah. Certainly can do
 9 that.

10 CRAIG MASTANTUONO: And -- and, like I
 11 said, it's in the extra department. I know it's
 12 not your responsibility, but it would be nice to
 13 see some of the other kids come down as well. I
 14 think it's great that you -- that the city
 15 exhibits great team members that work for the city
 16 and encourage these kids to pursue interests in
 17 these careers and -- and stay in our community or
 18 perhaps the city, so. My compliments to all of
 19 you that participated in that.

20 MARIA CARTIER: I'll mention that.
 21 Though We Work the Waterways are the primary
 22 organizers, I'll mention that to them and see if
 23 there's a similar contact for some of the other
 24 schools.

25 CRAIG MASTANTUONO: Thank you. Yeah.

32

1 MARIA CARTIER: They're -- Generac has a
 2 young professional group supply chain, so there's
 3 a supply chain development program. So, we had a
 4 group of students that came here for Port 101, we
 5 did a presentation just to let them know what we
 6 do here and what services are available.

7 And then WCTC, their students from their
 8 global supply chain program came as well. They --
 9 the head of that department group usually brings a
 10 group of students every semester. So, they
 11 brought they're spring semester group, and so we
 12 did a Port 101 tour as well.

13 KOREY GARCEAU: Okay. Relatively brief
 14 cruising update for you. We've had a very busy
 15 start to the 2026 season, 17 vessel calls to date,
 16 not including the one today, but over 6,000
 17 passenger visits to date. So, a very busy start
 18 to the season with much more to come.

19 On May 12th, we welcomed the Victory II
 20 for their first visit to the city. Up in the
 21 right side you can see some of us presented a
 22 welcome plaque to their captain and purser, as is
 23 customary when the ship makes their first call to
 24 a port. So, they probably are displaying that in
 25 their passenger lounge now.

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1 And then Eric covered it well, but on
 2 May 17th was that Viking double visit. I can
 3 confirm there will be some more double bookings of
 4 those two ships at the same time coming up. So,
 5 we'll have to get creative about that when the new
 6 dock opens.

7 CLAUDE KRAWCZYK: Build a second one.

8 CRAIG MASTANTUONO: They're not lining
 9 up for a race.

10 TIMOTHY HOELTER: What is the passenger
 11 size of the Victory?

12 KOREY GARCEAU: Victory, they've been
 13 coming with about 170 people, 160. Their capacity
 14 is around 200.

15 CRAIG MASTANTUONO: And are you getting
 16 a sense of where the passengers -- I know you have
 17 a sense of where the passengers are coming from.
 18 Last I checked with you on this, it was a lot of
 19 European. Is that still the case?

20 KOREY GARCEAU: Mostly domestic.

21 CRAIG MASTANTUONO: Oh, mostly domestic.

22 KOREY GARCEAU: Yes. Some are European,
 23 usually those are with specific lines like
 24 Hapag-Lloyd, which tends to be -- has a bit more
 25 of a European reach as they're French.

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1 But for the Vikings, Victory, Pearl
 2 Seas, American Cruise Line, usually they'll be
 3 coming -- most of those guests are domestic.
 4 CRAIG MASTANTUONO: Okay. And do you
 5 have any other microdata on that, like where
 6 domestically they're coming from?
 7 KOREY GARCEAU: From what I see, it's a
 8 lot of coastwise. So, folks that don't
 9 necessarily know the Great Lakes. But a trend
 10 that we've been seeing this year is that more
 11 guests are driving to meet the ships in Milwaukee.
 12 So, that, to me, suggests that they live maybe in
 13 the Midwest or within a day's drive. So, that --
 14 that's relatively new this year. So, to get more
 15 granular, I'd have to do a little bit more
 16 digging.
 17 CRAIG MASTANTUONO: Yeah. But you have
 18 a lot of that information or --
 19 KOREY GARCEAU: No, no, not really.
 20 That would be with the cruise lines specifically,
 21 because they track that. But once in a while
 22 we'll get some of that data.
 23 CRAIG MASTANTUONO: Is anybody tracking
 24 the data on how this is impacting the single-night
 25 stays in hotels in the area for, you know,

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1 embarkations the next morning?
 2 KOREY GARCEAU: I think that would be a
 3 question that we'd have to look at towards the end
 4 of the season with our Milwaukee Cruise
 5 collaborative group. And it's something that
 6 we've been trying to get crafty about, because
 7 some of that information can be hard to find, so.
 8 CRAIG MASTANTUONO: It's useful if we
 9 could get it.
 10 KOREY GARCEAU: Useful, correct. So, if
 11 we could partner with those hotel organizations
 12 and even Visit Milwaukee to see what -- what
 13 leverage they have to get some of that data,
 14 that's something that we've been looking at and
 15 hopefully we'll expand on once we get to the end
 16 of this season to reflect.
 17 CRAIG MASTANTUONO: I mean, it would
 18 certainly allow us to, you know, footprint the
 19 economic impacts of all this a little better.
 20 KOREY GARCEAU: Right. Yeah.
 21 CLAUDE KRAWCZYK: If someone is driving
 22 here from Iowa, is there -- do we have parking for
 23 them or do they park at the airport somewhere?
 24 KOREY GARCEAU: We recommend they park
 25 at the airport, yeah.

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1 CLAUDE KRAWCZYK: I mean, is that
 2 something we should consider future, at the ferry
 3 as a rule?
 4 KOREY GARCEAU: Also something we'd have
 5 to look at. I think we have to explore a little
 6 bit more the lease there and make sure that we're
 7 not overcrowding Lake Express' customer base.
 8 CRAIG MASTANTUONO: US Venture has a lot
 9 of -- yeah, a lot of space.
 10 BENJAMIN TIMM: New business line.
 11 TIMOTHY HOELTER: I mean, I personally
 12 believe the market potential for domestic
 13 passengers is huge as people get a little
 14 concerned maybe about traveling, you know, outside
 15 of the United States, and given just the size of
 16 the population as people begin to realize how nice
 17 the Great Lakes are and the different destinations
 18 and the differences and all of the various
 19 communities that the sky could be the limit for
 20 the growth of Great Lakes cruising. Milwaukee is
 21 now in a good position to capture that.
 22 CLAUDE KRAWCZYK: They were -- they've
 23 been to other places, this is new for them.
 24 MARIA CARTIER: Exactly. Exactly, and
 25 the target audience, too, as people, you know,

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1 tend to attract an older audience and the
 2 demographics are shifting in that direction.
 3 CRAIG MASTANTUONO: Present company
 4 excluded.
 5 MARIA CARTIER: Of course.
 6 MADISON GOLDBECK: Good morning,
 7 everyone. Since we last met, the mayor's office
 8 released an update, and it's gotten positive
 9 traffic.
 10 Benji also had a feature in Biz Times
 11 which highlighted our cargo and cruise traffic
 12 growth, and then Benji's plans for the port as
 13 their new director. Benji was also on the Daily
 14 Reporter podcast Brews and Blueprints where he
 15 spoke about his previous experience with DCD and
 16 then also how it's going to flow over into his
 17 work at the port and how that's beneficial for the
 18 port.
 19 We also did a live interview with WTMJ
 20 on Milwaukee's growing cruise industry. That
 21 served as a good preview to our cruise season and
 22 kickoff.
 23 And then Cruise Milwaukee was also
 24 featured in an episode of Discover Wisconsin and
 25 it was highlighting how Wisconsin ports fuel our

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1	economy and link us to global trade.
2	And then we also recently did an
3	interview with FOX 6, it hasn't come out yet, but
4	it's an update on our cruise dock. And then FOX 6
5	also did a tour on the ship the Viking. So,
6	that's cool.
7	BENJAMIN TIMM: I just want to point out
8	that Madison did a great job kind of staging the
9	lead up to the cruise ship season and doing a lot
10	of social media and planning and really got --
11	really got the word out. Yeah, so good job.
12	MADISON BECK: Thank you.
13	Then our next slide.
14	Yes, we welcomed our first cruise ship
15	of the 2026 season, April 26th, and we had a press
16	conference at the Harborview Plaza. This doesn't
17	even show all the press coverage we got.
18	Honestly, I didn't feel like clipping screenshots
19	of all the coverage, but we did get a lot of great
20	coverage on Visit Milwaukee's social media pages
21	as well as the City of Milwaukee's official pages.
22	We do collaboration posts with them, and that
23	really also helps get the word out and get people
24	excited.
25	TIMOTHY HOELTER: Yeah. I thought it
	39
1	was a great showing.
2	MADISON GOLDBECK: Yeah. I liked that
3	it was over at the Harborview Plaza this year.
4	TIMOTHY HOELTER: Sure. The ship -- the
5	background being the cruise ship.
6	MADISON GOLDBECK: Yeah.
7	TIMOTHY HOELTER: Fabulous.
8	MADISON GOLDBECK: Thank you.
9	BENJAMIN TIMM: On the boat next year,
10	okay.
11	MADISON GOLDBECK: Then our next slide.
12	So, aside from all our social media on
13	the first cruise ship in the campaign we did,
14	which I showed at the last meeting, we showed our
15	annual report highlights that came out and linked
16	to the report so people can read that.
17	Also posted Earth Day cleanup, which we
18	doubled last year's garbage haul. You can see
19	we've got the back of two trucks.
20	And then we posted pictures of the
21	vessels visiting, the two sister ships.
22	And then outreach and engagement that
23	Maria just showed, we did post on that.
24	We've also highlighted the Lake Express
25	kicking off this season.

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1	And then Nate Bonhoff (sounds like),
2	who's a local follower, he has a lot of followers
3	online, he's been posting pictures of our cruise
4	ships in the port, he's been tagging us. So,
5	that's been really helpful as well.
6	CRAIG MASTANTUONO: That's that shot on
7	the right?
8	MADISON GOLDBECK: Yeah, and they're
9	very pretty pictures. So, it gets people excited
10	in the comments, and then people want to come to
11	our Instagram page, which I'll show you.
12	Next slide.
13	We've done very well the last 90 days.
14	So, LinkedIn, our impressions grew by 62 percent.
15	Our followers were up by 60 percent. Our page
16	views were up by 84 percent.
17	Facebook, our views were up 38 percent,
18	Interaction, 20 percent. Visits to our page,
19	we're up 115 Percent. And we got 581 new follows
20	on Facebook, which was at 21 percent. We always
21	get a big jump at this time.
22	Instagram, which I've been sharing is
23	like our baby page that I've been trying to grow,
24	it got really good analytics in the last 60 days,
25	840 percent views, 537 percent in our increase in
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1	our profile visits. External link caps, that was
2	up 976 percent, our profile visits were up 537
3	percent, and we got 210 new followers.
4	And I will give huge kudos to Visit
5	Milwaukee and the City of Milwaukee for sharing
6	our posts and doing collaboration, which certainly
7	helped us.
8	And then Twitter is -- I've never seen
9	our Twitter analytics like this before. Our
10	impressions were of over 1,000 percent, our
11	engagements almost 300 percent, and our profile
12	visits were up 545 percent. So, we had a really
13	good last month.
14	TIMOTHY HOELTER: What are you
15	attributing, especially the Twitter?
16	MADISON GOLDBECK: You know, I think
17	it's because the mayor and the city has been
18	sharing our posts. So, I really do think it comes
19	down to like the re-tweets that we're getting.
20	But, yeah, again, when -- every single
21	time I think when we do multiple pictures in one
22	post, I think that helps because people are
23	actually clicking through rather than just the
24	one.
25	TIMOTHY HOELTER: And keep populating

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1 our web page, and not just with relative to the
 2 different economies we support. Thank you.
 3 BENJAMIN TIMM: A good balance on our
 4 social media, cruise and cargo.
 5 TIMOTHY HOELTER: Are we -- do we
 6 collaborate in the same way with sharing with what
 7 you were just saying with the city as with the
 8 State Department of Tourism?
 9 MADISON GOLDBECK: We have not, but that
 10 is something we can do.
 11 TIMOTHY HOELTER: I would think, again,
 12 cruising, it's exciting, people understand what
 13 cruise ships are, and it could open some more eyes
 14 and -- yeah, I would recommend -- I would
 15 recommend that.
 16 SALLY PELTZ: And I would also endorse
 17 what cruising is, is that it is something that is
 18 not affected whatsoever by all the inflationary
 19 things that are going on and just more and more
 20 people. Even -- it's interesting to me, even when
 21 there are these outbreaks of these God-awful
 22 things on these, you know, larger cruise ships,
 23 that people are still signing up in massive
 24 amounts. So, I would agree that this -- it's just
 25 everything for the taking in terms of how far you

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1 want to, you know, reach out.
 2 ALDERWOMAN PRATT: I was going to
 3 suggest that another way to building would
 4 probably be to have the library share.
 5 SALLY PELTZ: Oh, good idea.
 6 ALDERWOMAN PRATT: Yeah, they have such
 7 a huge following already, some kind of
 8 collaboration with the library and books around,
 9 you know, that kind of thing. And just have them
 10 share it, would definitely improve --
 11 TIMOTHY HOELTER: Thank you, that's a
 12 great idea.
 13 MADISON GOLDBECK: Yeah, because they do
 14 like civic sessions with leaders and they can
 15 come, they can interview with them. Yeah, that
 16 would be perfect. Thank you.
 17 TIMOTHY HOELTER: Thanks, Madison.
 18 MADISON GOLDBECK: Thank you.
 19 TIMOTHY HOELTER: Thank you.
 20 Good morning, Brian.
 21 BRIAN KASPRZYK: Good morning.
 22 So, we'll start with the -- with the
 23 water levels as usual here. You'll notice the
 24 graphic is a little different, the Corps of
 25 Engineers has updated their -- their posting for

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1 the six-month forecast. So, now we have again,
 2 feet. Feet is on the left, meters on the right.
 3 But now it's one way -- so that's the finer
 4 details.
 5 So, anyway, I looked this morning, we're
 6 about 27 inches above low-water datum.
 7 TIMOTHY HOELTER: And the last report
 8 was approved, I think it's wrong. I mean, just
 9 weren't --
 10 KATHLEEN SMITH: We were high before,
 11 weren't we?
 12 BRIAN KASPRZYK: No, last report we were
 13 quite a bit lower.
 14 TIMOTHY HOELTER: Well, that's -- that's
 15 what I mean. I think the levels were -- lake
 16 levels were risen.
 17 BRIAN KASPRZYK: Yeah. So, again, the
 18 blue line is the actual recorded lake level. And
 19 you can see since April there was quite a big
 20 jump.
 21 Yeah, so and then, again, just a
 22 remember what low-water datum is, it is or it's
 23 also known as chart datum, it's the threshold
 24 below which water levels should seldom fall, so.
 25 And each lake has their own low-water datum.

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1 CRAIG MASTANTUONO: So, we're about
 2 right where we need to be.
 3 BRIAN KASPRZYK: Yep, we're -- we're
 4 just above average currently. So, about -- so
 5 there's that sweet spot: Too high, you can get a
 6 little bit of flooding; too low then we have --
 7 CRAIG MASTANTUONO: There doesn't seem
 8 to be as many bridge raises.
 9 BRIAN KASPRZYK: All right. Next slide,
 10 please.
 11 This is just a brief update on the South
 12 Shore cruise dock progress. So, the contractors,
 13 the main work going on or the biggest effort
 14 currently is out on the water and the dock, as you
 15 can see here. So, it's all coming together.
 16 Again, those -- I guess those boxes that you see
 17 on the outside, that will make up the catwalk.
 18 So, the catwalk steel was just delivered this
 19 week. They're finishing up those monopiles.
 20 They'll have concrete caps. And, again, that'll
 21 be where the catwalk is, and then bollards where
 22 the ship can tie their -- their ropes to, so.
 23 Beyond that, the bollards and fendering
 24 coming after, they're finishing up the -- the
 25 interior, the tieback system for the dock wall

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1 currently. And then the -- the rest will follow
 2 as far as lighting, electrical, finally paving.
 3 Most of the land-side work or the
 4 underground utility work is all complete in the
 5 sense that we have with We Energies given the
 6 final, could be energized, but we're saving the
 7 final paving for when most of the construction
 8 work is done. So, it's nice fresh pavement.
 9 CLAUDE KRAWCZYK: Seems like you're
 10 ahead of schedule, right?
 11 BRIAN KASPRZYK: We're on schedule still
 12 currently. We're on.
 13 CRAIG MASTANTUONO: So, this is adjacent
 14 to -- what is the acronym? ALDS?
 15 BRIAN KASPRZYK: It is, yes. So, we can
 16 go through -- all three of them are right here.
 17 CRAIG MASTANTUONO: Yeah, I see that. I
 18 see that. Let's see a little review, if you
 19 wouldn't mind.
 20 BRIAN KASPRZYK: The confined disposal
 21 facility is the old facility that was built by the
 22 Corps of Engineers with no local sponsor.
 23 CRAIG MASTANTUONO: So, that's on the
 24 bottom of your slide?
 25 BRIAN KASPRZYK: That is the bottom,

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1 yeah, the gravel area that is already capped,
 2 closed, and that's where Lake Express is.
 3 The green area to the north of that,
 4 DMDF, or Dredge Material Disposal Facility, yeah,
 5 which was built on top of the CDF, when CDF was at
 6 the facility. So, there was a project back in
 7 2008, 2009 of the KK river cleanup. So, that's
 8 part of the Great Lakes Legacy Act.
 9 CRAIG MASTANTUONO: So, the DM -- say it
 10 again.
 11 BRIAN KASPRZYK: The DMDF, the Dredging
 12 Material Disposal Facility, which did have a local
 13 sponsor to the port, the city is the local
 14 sponsor. So, we worked with the Corps of
 15 Engineers, that's why the bridge passes right --
 16 TIMOTHY HOELTER: That looks like a nice
 17 Prairie. I mean, I'm sure there's some --
 18 BRIAN KASPRZYK: It does. It's like the
 19 -- the Corps of Engineers, they do landscaping
 20 regularly in there. I know while especially in
 21 spring, everything's growing up again, but they
 22 don't like to see it a habitat in these
 23 facilities, but it is.
 24 CRAIG MASTANTUONO: And then the -- to
 25 the north then, you can see --

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1 BRIAN KASPRZYK: To the north is the
 2 DMMF, okay, Dredged Material Management Facility.
 3 So, yeah.
 4 CRAIG MASTANTUONO: Three or four people
 5 in the city that knows that I'm a harbor
 6 commissioner said to me recently, what are you
 7 guys building down there?
 8 BRIAN KASPRZYK: Yeah, so that --
 9 CRAIG MASTANTUONO: The acronym out of
 10 my --
 11 BRIAN KASPRZYK: I'll -- and I'll touch
 12 on that a little bit later. But that, again, is
 13 no -- that is all basically local, I guess, you
 14 know, MMSD and the city and everybody
 15 collaborates.
 16 CRAIG MASTANTUONO: Here's where I'm
 17 going with this, so the cruise ship dock gets
 18 completed, you know, what -- what are passengers
 19 when disembarking or embarking, what are they
 20 going to be looking at in the middle of -- yeah,
 21 that habitat?
 22 BRIAN KASPRZYK: Well, that's -- the
 23 habitat is raised quite a bit, so you can't really
 24 peek inside there, but they're -- when they're
 25 getting off and getting on the buses.

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1 CRAIG MASTANTUONO: So, they're facade
 2 is going to be --
 3 BRIAN KASPRZYK: But when they are on
 4 the vessel and upper decks, I'm sure they could --
 5 they could see the facility, yeah.
 6 CRAIG MASTANTUONO: How's that going to
 7 be?
 8 BRIAN KASPRZYK: It is what it is.
 9 They're all around the Great Lakes.
 10 CRAIG MASTANTUONO: Probably better than
 11 the industrial.
 12 BRIAN KASPRZYK: No, I mean, right.
 13 CRAIG MASTANTUONO: I'm just -- you
 14 know, I'm just thinking how we can make it
 15 impressive and get -- what -- what do you have,
 16 like, where's the paving getting extended to?
 17 BRIAN KASPRZYK: Basically, you can kind
 18 of see the ramp right there.
 19 Thank you, Matt.
 20 There will be a drive that goes right to
 21 the ramp. Then there will be also another paved
 22 area for the screening facility for the X-ray
 23 trailer and the tent on the -- on the side there.
 24 CRAIG MASTANTUONO: Nice views of the
 25 city.

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1 CLAUDE KRAWCZYK: 50 years from now, we
2 have three cruise ships, four cruise ships --
3 KATHLEEN SMITH: Yeah, you know what, 50
4 years from now, none of us will be here.
5 BRIAN KASPRZYK: So, hopefully this will
6 be here.
7 BENJAMIN TIMM: All of that is future
8 opportunity.
9 BRIAN KASPRZYK: Yes. So, yeah, so.
10 TIMOTHY HOELTER: And I don't think we
11 have to share with cruise ship passengers that the
12 Corps of Engineers does not like that greenery.
13 BRIAN KASPRZYK: No. Okay. We do not.
14 And, again, future of the City of
15 Milwaukee land in the future when that facility is
16 closed.
17 TIMOTHY HOELTER: It's attractive to
18 see.
19 SALLY PELTZ: You know, let me ask you,
20 when -- when there's overflows with storms, okay,
21 and it's all being dumped in -- it's a big
22 controversy -- being dumped treated, untreated, I
23 don't know, never quite sure, how does that affect
24 our area with odor?
25 BRIAN KASPRZYK: Yeah, they're --

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1 they're -- they're much more rare than they used
2 to be since the construction of the deep tunnel.
3 And, again, that's all managed by Milwaukee
4 Metropolitan Sewer District, but that does collect
5 sewer from -- and I guess the case you're talking
6 about what's dumped is called combined sewer. So,
7 that means there's old sewers in the City of
8 Milwaukee collecting both waste water and storm
9 water when it rains, so that inundates. And when
10 the deep tunnel is at full, then they have to
11 release, otherwise it backs up in people's
12 basements.
13 BENJAMIN TIMM: Excuse me, Brian, we
14 have a special friend here.
15 KATHLEEN SMITH: The mayor. Good
16 morning, sir.
17 MAYOR JOHNSON: Hello.
18 BENJAMIN TIMM: Here's the man of the
19 hour.
20 MAYOR JOHNSON: Sorry to crash the party
21 -- more like work.
22 TIMOTHY HOELTER: This is a hard working
23 commission.
24 MAYOR JOHNSON: I know you guys do work
25 hard and one of the things that I really

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1 appreciate doing when I was a member of the
2 council is, I would -- after someone retired who
3 lived in my district, I'd give commendations from
4 the council's office, and I'd go to them and shake
5 their hand and thank them for their service to
6 Milwaukee. And now as mayor, I can do that at
7 times. I've visited a lot of city agencies that
8 go all over the place and say hello to folks and
9 shake their hand and thank them for their time
10 served.
11 And now I've got the opportunity to do
12 that for this young man right here who has spent
13 so many years, you know, here at this fine
14 organization leading the -- the port and serving
15 the city.
16 So, I do have a proclamation for Tim.
17 So, if you'll indulge me for just a moment, I'll
18 break up your meeting for just a second and read a
19 couple of whereas clauses. Here it comes. All
20 right. You ready?
21 Whereas the City of Milwaukee proudly
22 joins family and friends in celebrating Timothy
23 Hoelter Day on Thursday, June 11, 2026.
24 And whereas Timothy Hoelter provided
25 steady leadership to Port Milwaukee and the City

53

1 of Milwaukee for 30 years after first being
2 appointed to the Board of Harbor Commissioners on
3 December 9, 1996, and later being elected
4 president on August 8, 2008, serving under four
5 Milwaukee mayors -- that's actually pretty
6 impressive -- and guiding six different port
7 directors.
8 And whereas Timothy Hoelter played a key
9 role in negotiating dozens of leases and
10 amendments including agreements with Milwaukee
11 World Festival, helping support the transformation
12 of Henry Maier Festival Park, McKinley Festival
13 Site into a year round community destination that
14 is welcomed by millions of visitors and generated
15 significant economic impact for Milwaukee.
16 And whereas Timothy Hoelter served as a
17 dedicated advocate for Port Milwaukee within city
18 government and beyond supporting the Harbor --
19 Harbor Commission representation in city forums
20 and advancing the port's interests with state
21 leaders, federal partners, history summits, and
22 infrastructure funding partners.
23 And whereas the City of Milwaukee
24 proudly recognizes Timothy Hoelter for his lasting
25 contributions to Port Milwaukee and the City

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1 through three decades -- three decades of
 2 visionary leadership, steadfast service, and
 3 unwavering commitment to Milwaukee growth and
 4 prosperity.

5 And now, therefore, I, Cavalier Johnson,
 6 Mayor of the City of Milwaukee, do hereby proclaim
 7 Thursday, June 11, 2026, to be Timothy K. Hoelter
 8 Day.

9 TIMOTHY HOELTER: Well, this was totally
 10 unexpected, especially your presence, Mayor.

11 And I just have to say being born and
 12 raised in the City of Milwaukee, which has given
 13 me so much, the least I could do -- and I think I
 14 speak on behalf of my fellow commissioners, too --
 15 is to give back and serve our city and serve our
 16 community the best way possible.

17 So, it's been an honor and a privilege
 18 and a very important part of my life. So, thank
 19 you, sir, appreciate your support.

20 MAYOR JOHNSON: Thank you, everybody.

21 BRIAN KASPRZYK: Okay. Back on track.

22 CRAIG MASTANTUONO: Yeah, I was going to
 23 ask a lot of questions for that facility to --
 24 what's the time frame? Is it -- is it still 50
 25 years?

55

1 BRIAN KASPRZYK: It is nearing capacity.
 2 Yeah. So, the Corps of Engineers is
 3 just getting started on their DMMP, Dredge
 4 Material Management Plan.

5 CLAUDE KRAWCZYK: What will that be? I
 6 mean, just give me a general idea. They are on
 7 our land, right?

8 BRIAN KASPRZYK: Yes. So, the Dredge
 9 Material Plan is going to look at alternative
 10 options for a new disposal facility, basically,
 11 within most likely the Milwaukee harbor.

12 And so, again the board will have
 13 involvement, the city will have involvement of
 14 what that may look like. They're going to be
 15 considering any and all options.

16 CRAIG MASTANTUONO: But does that middle
 17 parcel get capped?

18 BRIAN KASPRZYK: That's the question.
 19 They may be. One of the alternatives may be they
 20 rise it higher.

21 CRAIG MASTANTUONO: Oh, I see what
 22 you're saying. Okay.

23 BRIAN KASPRZYK: Yes, it's -- it's
 24 unknown, but it's just starting to get the ball
 25 rolling on that new plan. So, yeah, it could be

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1 within 10, 20 years that that -- 10 years I would
 2 say, closer than that.

3 CRAIG MASTANTUONO: Which is a very
 4 realistic time frame for planning and our cruise
 5 ship efforts and other efforts at that parcel to
 6 accommodate that into our overall thinking, right?

7 BRIAN KASPRZYK: Absolutely.

8 Next slide, please.

9 Speaking of dredging and disposal, here
 10 we had some more commercial dredging take place
 11 last week. They finished up over near the liquid
 12 cargo pier with Dan and US Venture. Back in 2017,
 13 I believe, we did some major upgrades. The port
 14 had some structural upgrades to the pier,
 15 US Venture, US Energy had some other, I guess,
 16 upgrades to their piping system. And as far as I
 17 understand it, it's one of the highest speed or
 18 the highest speed loading facilities on the Great
 19 Lakes. Yes, about right.

20 So, we did some dredging there to 27
 21 feet below low-water datum, and it can open up the
 22 door for new opportunities for larger vessels.

23 And then continuing on with the dredge
 24 theme. The Dredge Material Management Facility,
 25 you may have noticed looks a little emptier

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1 nowadays. So, it has been dewatered over the past
 2 few weeks. They took a lot of water out. You can
 3 see this is the south side of the facility looking
 4 at the DMDF. And you can see the new water,
 5 approximately 7 feet, and that is so that they can
 6 complete the drainage pipe construction. And you
 7 can see an excavator in the background there. The
 8 drainage pipe is a very vital component to this
 9 facility. I'll kind of get into that a little bit
 10 on the next slide, but this was featured in the
 11 most recent Waterway Restoration Partnership
 12 Newsletter, this topic, just to let the public
 13 know that they may see water coming from outside,
 14 inside to outside. So, they're completing the
 15 construction of that drainage pipe.

16 And, again, the DMMF will be completed
 17 later this year. And the EPA, GLA -- the EPA, the
 18 Great Lakes Act, which is being constructed for --
 19 for again the area of concern, cleanup throughout
 20 Milwaukee estuary. They plan to begin, so far,
 21 the actual filling operations at 2028. They're
 22 hoping to get the contract and everything rolling,
 23 staging in 2027 to be in the water.

24 CLAUDE KRAWCZYK: Does it actually have
 25 to sit for a while or is that just their timing

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1 for when it will actually start dumping?

2 BRIAN KASPRZYK: The timing. It's still

3 in design.

4 CLAUDE KRAWCZYK: So, the facility,

5 it'll be done when it's needed?

6 BRIAN KASPRZYK: Yes, Yeah.

7 And then again, keep updates with

8 restoration partnerships website, we got updates

9 on all the related projects.

10 And I guess going back to that drainage

11 pipe, this is a little technical, but the cross

12 section of the facility, the walls of the

13 facility, on the right-hand side of that would be

14 the lake, on the left-hand side would be the

15 interior of the facility or the actual containment

16 facility. And what makes that drainage pipe so

17 vital is that we need to maintain an inward

18 gradient, meaning that we want the lake level

19 always to be higher than the water inside the

20 facility. Okay. So, that makes this like a

21 bathtub in a sense that there is a cutoff wall,

22 that's the dark gray box in the center, I guess a

23 little closer to the interior. And that is

24 basically an impermeable, impenetrable wall

25 keeping all the fluid inside, the water level.

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1 Because water can make its way through the --

2 through the joints, basically, of the sheet pile

3 wall. Over time, that will all get filled, for

4 the most part. So, that cutoff wall holds the

5 interior water in the inside and the drainage pipe

6 will be collecting that and pumping it out.

7 They'll be pumping it out to discharge it or

8 pumping it back into the facility just to keep it

9 from going into the lake. There's going to be

10 piezometers, which measure water level. So,

11 piezometer pairs, one on each side of that wall so

12 you can make sure there's -- yeah, it measures

13 basically the -- the water level. Just to ensure

14 that, again, it's higher.

15 CRAIG MASTANTUONO: When you said

16 discharge it, where would it be discharged?

17 BRIAN KASPRZYK: Either to the district,

18 depending on the -- on the quality of the water,

19 either to the district or through the state with

20 these permits, helping go to the lake with some

21 real in-depth treatment, go to the lake, right.

22 That's what the GLA is working on, a water

23 treatment plant. Otherwise, we can recycle it

24 right back into the facility.

25 CRAIG MASTANTUONO: And what is the

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1 impenetrable wall made of?

2 BRIAN KASPRZYK: It is a soil mix

3 cutoff, I forgot all the -- the material

4 ingredients on it, but it's -- yes, it's very,

5 very -- nearly zero in permeability. So, it's a

6 key feature that's a very advanced facility, I

7 guess, as far as some of these containment

8 facilities, so.

9 And that's all I have for now, unless

10 you guys have any questions.

11 TIMOTHY HOELTER: Really appreciate what

12 you do, just describing all that in response to

13 our questions.

14 CRAIG MASTANTUONO: Yeah, thank you.

15 BRIAN KASPRZYK: Thank you.

16 BENJAMIN TIMM: Just to follow what

17 Brian was talking about with the DMMF, Mayor

18 Johnson and I were in Hamilton, Ontario, a few

19 weeks ago meeting with mayors from all around the

20 Great Lakes, and Milwaukee's DMMF is kind of

21 modeled after Hamilton, Ontario's, it's called

22 Randle Reef. So, where Brian just showed you

23 pictures of watered DMMF, Hamilton is a little bit

24 farther ahead of us. This is what a full or

25 almost full management facility is going to look

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1 like.

2 So, just to give you some context for,

3 you know, kind of a before-and-after photo here.

4 So, the mayor and I took a trip out there with

5 Environment Canada in the Port of Hamilton-Oshawa

6 to see the facility. So, a good meeting overall.

7 CLAUDE KRAWCZYK: How many years in the

8 making was that?

9 BENJAMIN TIMM: It was about a decade, I

10 believe, I think.

11 BRIAN KASPRZYK: It's a different

12 facility built on top of a contaminated site,

13 okay. And it doesn't have a cutoff wall like

14 ours.

15 TIMOTHY HOELTER: Interesting shape.

16 BENJAMIN TIMM: Yeah. Yeah, and that

17 was done, my understanding, for some of -- there's

18 some other things happening around there for that

19 reasoning.

20 Yeah, and MMSD and others have gone to

21 Hamilton to see this facility, and -- and they

22 actually have a de-watering operation as part of

23 this as well.

24 So, just wanted to point that out, get

25 some context for what we're -- what we're going to

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1 see in the future. But, yeah, I mean, the DMMF is
 2 adding 40 acres to the City of Milwaukee, so I
 3 keep saying we're growing.
 4 The next slide, please.
 5 So, unhappier news, April 27th, we had
 6 almost 80-mile-an-hour winds kind of blow through
 7 here in the midafternoon, and it took its toll on
 8 some of our infrastructure and some of our
 9 facilities. So, just going from left to right,
 10 Logistec had two buildings that were damaged from
 11 the high winds, it essentially blew out some of
 12 the walls in the warehouses, and then damaged an
 13 overhead door.
 14 Terminal 4, that's Kinder Morgan's lease
 15 and they sub to Compass, they -- they sustained
 16 much more substantial damage. As you can see,
 17 essentially, the roof was blown off the building.
 18 The doors were open and the winds came in and just
 19 kind of lifted it off. So, we're currently -- the
 20 port is currently working with Kinder Morgan right
 21 now and Compass to kind of figure out what our
 22 next steps are. So, the board will be hearing
 23 more about this moving forward, but I just wanted
 24 to give you an update.
 25 SALLY PELTZ: Benji, let me ask you in

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1 terms of insurance, that is -- is that a lot of
 2 what you're working through right now?
 3 BENJAMIN TIMM: Yes. Yeah.
 4 SALLY PELTZ: Yeah. So, has this
 5 happened in the past where you know whether it's
 6 you or them or together in terms of insurance?
 7 BENJAMIN TIMM: Not -- nothing damaged.
 8 To my understanding, there has not been damage to
 9 this extent before. And so, we're also looking
 10 with other city departments. Essentially, we have
 11 a citywide insurance. So, we're working with
 12 other city departments now to file a claim. And
 13 -- and we're also talking with Kinder Morgan, they
 14 have insurance. So, yeah, the -- the discussions
 15 are ongoing.
 16 CLAUDE KRAWCZYK: I'm assuming no
 17 injuries, right?
 18 BENJAMIN TIMM: Fortunately, yes. No
 19 injuries. Yeah.
 20 TIMOTHY HOELTER: Was this then caused
 21 by the fact that the doors were open?
 22 BENJAMIN TIMM: Yeah, I mean, some of it
 23 kind of -- these -- the buildings are old, they
 24 were built 1969. So, they -- they're -- they're
 25 not young spring chickens anymore, and -- and

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1 they've probably had some structural issues,
 2 especially with salt being in the building, it's
 3 relatively corrosive. So, they -- there may have
 4 been a variety of contributing factors.
 5 TIMOTHY HOELTER: What about other
 6 buildings, any of these issues common to some of
 7 our other buildings?
 8 BENJAMIN TIMM: I don't know that they
 9 are necessarily. This -- this one is -- I mean,
 10 the terminal buildings were built in the 1960s.
 11 TIMOTHY HOELTER: Yeah.
 12 BENJAMIN TIMM: And this one
 13 specifically has the salt, which is a corrosive
 14 material. So, I -- I don't believe we have any
 15 other situations. We -- we did hire a third-party
 16 engineer, they -- to come in and evaluate the
 17 buildings and structures, just to kind of help
 18 support the port in our efforts.
 19 SALLY PELTZ: And that's exactly what I
 20 was going to suggest, get some engineers.
 21 BENJAMIN TIMM: So, we literally had
 22 them out there the day after. We got them out
 23 there right away. And so, we're working through
 24 the process.
 25 SALLY PELTZ: Thank you.

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1 CRAIG MASTANTUONO: And what is the
 2 temporary protection -- I'm sure it's not tarping,
 3 but is that -- is anything functioning there right
 4 now?
 5 BENJAMIN TIMM: No, there's nothing.
 6 So, we're -- there's some questions about the
 7 stability of the building. Yeah, Yeah. So,
 8 there's been no work inside the building since
 9 that day.
 10 SALLY PELTZ: One other thing, why I'm
 11 so familiar with this, because my home also got
 12 hit in terms of the April 27th, and -- and it's --
 13 it's all a big question in regards -- in terms of
 14 an engineering report, it's that and maintenance.
 15 And so, in terms of your other building
 16 maintenance, the engineer might want to -- might
 17 want to look at the other buildings in terms of
 18 insurance, you're saying that is through the city
 19 in terms of how that impacts. God forbid we have
 20 another episode. Because that's exactly what the
 21 insurance companies are going to do as far as
 22 looking at it, was it your fault in terms of lack
 23 of maintenance? This one, yeah.
 24 So, anyways, it's -- it's -- could be
 25 good timing.

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1 BENJAMIN TIMM: Yeah. Yeah, we -- we're
 2 working with them right now. So, we're -- yeah,
 3 we're in a good position to do that.
 4 All right. Next slide.
 5 SALLY PELTZ: Is the salt -- I mean,
 6 with everything else -- the value --
 7 BENJAMIN TIMM: No, I mean, the -- the
 8 salt has value, is my understanding. So, it's
 9 going to -- this is -- and I don't know the
 10 specifics, but this is a different type of salt
 11 than what you see out on the rest of the island.
 12 This is, I think, chemically treated salt. So,
 13 some of the properties, some of the -- it may be
 14 -- there may be a diminished condition. You know,
 15 the -- the material may have been diminished a bit
 16 because now it is exposed to the elements. I
 17 don't know what that means, but we'll definitely
 18 -- I think the company definitely will reuse that
 19 material once it can come out.
 20 TIMOTHY HOELTER: This is a bagging
 21 operation inside?
 22 BENJAMIN TIMM: Yeah. So, this was a --
 23 Compass had a bagging operation so, yeah. So
 24 they're we're working with them to figure out next
 25 steps.

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1 Going back to some more positive news.
 2 So, Eric mentioned this, Mayor Johnson hosted
 3 Peace Week throughout the City of Milwaukee, and
 4 we did a neighborhood cleanup. That's just a
 5 photo of us at Hartford Avenue School. We
 6 partnered with the health department and went out
 7 there, so it was a good turnout.
 8 Three Port Milwaukee employees, myself,
 9 Gerard, and Alicia, also participated in MPS's
 10 adopt a school initiative. We worked at Elm
 11 Creative Arts School on Walnut Street and
 12 essentially read to lower elementary age students.
 13 So, that's one of the things the mayor and the
 14 superintendent have been trying to do is bring
 15 city departments and students together, closer.
 16 And so, we've -- the board's been an active member
 17 of that. Thank you for your participation.
 18 TIMOTHY HOELTER: I am a proud graduate
 19 of Hartford Avenue School Manual, '60.
 20 BENJAMIN TIMM: Excellent.
 21 UNKNOWN SPEAKER: I worked there.
 22 BENJAMIN TIMM: Many connections.
 23 SALLY PELTZ: Is this the first year
 24 that you've participated since you've been
 25 director?

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1 BENJAMIN TIMM: Yes. Yeah, in the Peace
 2 -- yeah, in the Peace. Yeah.
 3 CRAIG MASTANTUONO: Well, it's the first
 4 time it's presented itself in your tenure, right?
 5 BENJAMIN TIMM: Yeah, right. Yeah, I
 6 believe so. Yes. Yeah.
 7 So, no, we're -- we're looking at -- and
 8 one of the things that I committed to the mayor to
 9 do taking this role is to bring the port more into
 10 the community and to find ways to connect with it.
 11 And, obviously, there are, you know, workforce
 12 opportunities, there's education opportunities,
 13 bringing students to the lakefront. You know,
 14 anything we can do to support that we're trying to
 15 engage. And Maria's been spearheading a lot of
 16 that, Gerard and a number of other employees have
 17 been great.
 18 SALLY PELTZ: And, you know, them so
 19 well with all your years over at DCD, so thank
 20 you.
 21 BENJAMIN TIMM: Yeah. I've been using
 22 my connections in the neighborhoods, too, yeah.
 23 So, the city is -- third bullet point
 24 down. The port has also been working with our --
 25 our various organizations around the Great Lakes

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1 to kind of push back on some of the investigations
 2 that are happening at the federal level. The
 3 federal level right now, the president is -- has
 4 asked the US Trade Representative to do a series
 5 of investigations to try and use the results of
 6 those investigations to be able to leverage
 7 tariffs against a variety of countries. So, we're
 8 working with our partners around the Great Lakes
 9 to kind of push back on that, talking to elected
 10 officials, other representatives, and -- and doing
 11 what we need to do. So, it's been -- we've been
 12 very engaged in that.
 13 SALLY PELTZ: Is that with our
 14 attorneys? How -- coming as a request or demand
 15 from the federal government, how would -- how --
 16 BENJAMIN TIMM: We're working with
 17 Jordan and the inner government relations
 18 department at City Hall. They've been kind of our
 19 lead on that, but then also working with our
 20 associations around the Great Lakes, the American
 21 Association of Port Authorities, the American
 22 Great Lakes Port Association, there are few
 23 Canadian organizations we've been working with.
 24 So, everybody's kind of banded together
 25 because, you know, this issue could change how

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1 trade and -- and business on the Great Lakes
 2 occurs in years to come. So, we -- we want to,
 3 you know, maintain what we have and build it up.
 4 You know, and -- and certainly nobody disagrees
 5 with some of the ideas that the federal government
 6 is promoting like more shipbuilding, you know,
 7 more commerce, things like more domestic
 8 shipbuilding, you know, re-shoring of some
 9 industrial operations. That -- that's all great,
 10 but, you know, there has to be a process to get to
 11 that point.

12 UNKNOWN SPEAKER: My opinion, you can't
 13 do it punitively.

14 BENJAMIN TIMM: So, we've been
 15 responding to that.

16 And then the fourth bullet point. This
 17 is good news. The commissioners will love this,
 18 because you'll get better notes in your packets,
 19 or meeting minutes in your packets. We're hiring
 20 for administrative services.

21 CLAUDE KRAWCZYK: Shorter.

22 BENJAMIN TIMM: Yeah.

23 We're hiring for an administrative
 24 services coordinator. And so, it's -- it's
 25 actively being advertised right now. I believe it

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1 closes on June 18th, right Selena -- in the room,
 2 or Eric.

3 ERIC POLZIN: Yep.

4 BENJAMIN TIMM: So, June 18th is when
 5 the position -- we stop taking applications. So,
 6 we're optimistic that we'll get some good
 7 candidates.

8 If you know anyone, please check the
 9 City of Milwaukee's website and direct them to
 10 that location. We need a good partner here at the
 11 -- at the city -- at the port. And we -- we
 12 actually increased the requirements and the pay to
 13 try and attract a better candidate.

14 CLAUDE KRAWCZYK: So, it's a full-time
 15 position?

16 BENJAMIN TIMM: Full-time. Full-time
 17 position.

18 And then last but not least, we continue
 19 to meet with businesses and community partners
 20 both here and on Jones Island as well in the
 21 community and in the state. So, that's been very
 22 active.

23 Next slide.

24 All right. Main event. Well, of course
 25 the -- the mayor was the main event, but --

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1 KATHLEEN SMITH: Nice try.

2 BENJAMIN TIMM: So, yeah, the mayor had
 3 many nice things to say about you, and we
 4 appreciate that.

5 TIMOTHY HOELTER: So, honored, and just
 6 embarrassed in a way, too.

7 BENJAMIN TIMM: That's good. That's
 8 what we wanted to do. So, yeah. I mean, I -- you
 9 know, one thing, you know, that makes government
 10 strong is continuity and -- and, you know,
 11 consistency where you have followthrough through
 12 the years, and you definitely showed that, you
 13 showed that leadership. The mayor mentioned many
 14 of the things that you, you know, oversaw as part
 15 of your term. You know, 30 years is -- is nothing
 16 to sneeze at. And 18 of those leading -- leading
 17 the ship, essentially. So, that's -- that's very
 18 exciting.

19 And I've only worked with you for a
 20 short time, so I -- I don't have a lot of good
 21 stories or, you know, a lot of things to share.
 22 But I did go back and I looked at some of the --
 23 the meeting minutes from 1997 and 2008 just to
 24 find out what was -- what was going on. And, you
 25 know, 1997 Ken Szallai was port director and Mayor

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1 Norquist -- John Norquist was mayor. And we had,
 2 you know, still common themes. We had Milwaukee
 3 World Festivals. We had an Art Museum lease.
 4 There's -- there's a picture.

5 So, unfortunately I didn't try to put
 6 the meeting minutes on the screen, but -- so I'll
 7 just read them: Lake Schooner and the Grand
 8 Trunk. And -- and so, that was a lot of
 9 consistency, a lot of things happening. You know,
 10 some things never go away. So, appreciate your
 11 time on that.

12 CLAUDE KRAWCZYK: And the commissioners?

13 BENJAMIN TIMM: That's a great question.
 14 I can get that to you.

15 TIMOTHY HOELTER: Chris Martinson. Yes,
 16 Yeah. Chris Martinson. Ron. Ron was there very
 17 early on. Gary Gruenel.

18 BENJAMIN TIMM: Yeah, Rosemary Alivera.
 19 Yeah, so and then in 2008, Eric Rynell
 20 was the port director and Tom Barrett was mayor.

21 And, Craig, you were -- you were on the
 22 commission at that time.

23 CRAIG MASTANTUONO: That was the year I
 24 think I was appointed.

25 BENJAMIN TIMM: Good things happened

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1 that year.

2 CLAUDE KRAWCZYK: You were appointed

3 before that because that was the year I was

4 appointed.

5 CRAIG MASTANTUONO: Oh, okay.

6 BENJAMIN TIMM: Good few years. Okay.

7 Excellent. Yeah, and the same thing a lot -- a

8 lot of -- Grand Trunk was -- was always, you know,

9 always something we talked about and probably will

10 be forever and always.

11 Maria's position was created during that

12 meeting as well or the authorization to create the

13 position as the trade representative for the port

14 to try and draw in business. So, excellent work.

15 And then Federal Marine Terminal,

16 they're lease was approved, so Logistec. So,

17 there's -- there's a lot of, you know, long-term,

18 again, continuity, good -- making good decisions.

19 That's -- that's been great.

20 And, yeah, so I just -- I just -- just a

21 few things to share that we really, you know,

22 appreciate your service, we really appreciate what

23 you've done, and all the good things that have

24 happened under your leadership.

25 And I'd like to open it up to the board

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1 members if -- if you have anything you want to

2 share or anyone in the audience, too, for that

3 matter.

4 CLAUDE KRAWCZYK: Well, I'd like to make

5 some comments, because I always do.

6 CRAIG MASTANTUONO: Of course.

7 CLAUDE KRAWCZYK: They sent around an

8 e-mail asking if anybody had any interesting

9 anecdotes or clever things or amusing stories

10 about Tim that you should share them now. And I

11 thought about it, and I thought about it, and

12 Tim's never done anything interesting, amusing, or

13 clever. So, I thought this should be a roast.

14 KATHLEEN SMITH: Good idea.

15 CLAUDE KRAWCZYK: And I -- and I say

16 that with love because what I mean is he's just

17 been steadfast. He's been steady at the helm,

18 which is what you want on the floor, right? You

19 want somebody who's hand is on the wheel and who

20 doesn't get flustered and who helps special

21 guests, and, you know, has been a quiet, effective

22 leader without making a fuss about anything. I --

23 I -- you're like Tony Evers to me. Tony Evers is

24 the same way, as far as I'm concerned. You guys

25 get the job done, but you -- you're not -- you're

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1 not flashy, but you get the job done. You keep

2 your hands on the wheel, and I appreciate that.

3 KATHLEEN SMITH: No drama.

4 CLAUDE KRAWCZYK: Excellent job.

5 TIMOTHY HOELTER: Thank you.

6 CLAUDE KRAWCZYK: On behalf of the

7 Commission, I have a little gift for you.

8 KATHLEEN SMITH: Hope it's a bottle of

9 something.

10 CLAUDE KRAWCZYK: It's a bottle of

11 something. Bring it out. It's -- it's very port

12 appropriate.

13 CRAIG MASTANTUONO: Is it possibly port

14 wine?

15 CLAUDE KRAWCZYK: No. It's Kinnickinnic

16 whiskey.

17 KATHLEEN SMITH: Oh, my gosh.

18 TIMOTHY HOELTER: Dare I open it now?

19 KATHLEEN SMITH: We've got some cups we

20 can share. I think sharing is important.

21 CLAUDE KRAWCZYK: Thank you for all your

22 time and efforts.

23 TIMOTHY HOELTER: Kinnickinnic whiskey.

24 Well, thank you. Very appropriate.

25 CRAIG MASTANTUONO: I'd like to make a

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1 comment or two.

2 As you bring up, Benji, I was here in

3 2008 and, you know, I've -- I've watched over my

4 time on the committee, which I guess is 20 years,

5 which is amazing to think about at this time, I

6 was here prior to Tim's presidency and subsequent

7 to Tim's presidency. And I will just say this:

8 having experienced kind of a changeover in

9 leadership, I was relieved to see that somebody

10 with Tim's stature -- and you were still working

11 at the time as a vice president at Harley-Davidson

12 and legal counsel -- experience was going to

13 shepherd in a new era of leadership at the port,

14 and I saw the difference personally as a

15 commissioner in the changes that were made

16 subsequent to that which took the port to a higher

17 professional level, in my opinion, at the -- at

18 these meetings and this operation.

19 And I have had opportunities over the

20 years to watch secretaries of transportation at

21 the federal level come through the port and the

22 credibility that Tim has in receiving those

23 people.

24 And, lastly, something I think is really

25 important, do you remember when the Navy came for

78 1 the commemoration of the War of 1812? 2 TIMOTHY HOELTER: We took a ride. 3 CRAIG MASTANTUONO: We took a ride to 4 Chicago on a Navy ship. 5 TIMOTHY HOELTER: Yeah. 6 CRAIG MASTANTUONO: But Tim did 7 something that was, I think, speaks to his 8 leadership, because I was a young commissioner at 9 the time and he asked me to manage the MC, the 10 arrival of the Canadian and American Naval ship. 11 Some of us that are here remember that. And so, 12 as a young commissioner, thanks to Tim asking me 13 to do this, I got to welcome to the port an 14 admiral, a naval admiral and Coast Guard admiral 15 and a Canadian officer. 16 TIMOTHY HOELTER: I was afraid to do it. 17 CRAIG MASTANTUONO: You should have 18 been, because I had to introduce Admiral Gregory 19 Novel (sounds like), who was a commander of a 20 nuclear carrier to the port, and the first thing 21 he said to me was, "I hear you're the man in 22 charge here." That's really something from a 23 four-star admiral. 24 But the point of that -- and it was a 25 lovely weekend for the Navy, Canada and the United	79 1 States, visiting our city hall subsequent to that, 2 a beautiful ceremony. But Tim, you know, is the 3 type of leader that knows that he's in charge, 4 knows what needs to be done, but doesn't hog the 5 spotlight. Instead, he tries to encourage people 6 that are younger than himself to be put in 7 positions like that. 8 So, I appreciated that at the time, and 9 I appreciate your leadership since. And I think 10 it's only been an upward trajectory at the port 11 during your time here. 12 TIMOTHY HOELTER: Thank you. 13 CRAIG MASTANTUONO: So, congratulations, 14 it's been a wonderful ride, and it's been an 15 absolute pleasure serving with you. And as 16 opposed to Claude, I think you've actually been, 17 in your own way, one of the more colorful members 18 of the Board of Harbor Commission. 19 KATHLEEN SMITH: Yeah, because of the 20 way he dresses. 21 CRAIG MASTANTUONO: The way he dresses. 22 I've had the pleasure to be at your home for 23 events and your dry sense of humor are never lost 24 on me, and I appreciate that, too. 25 Congratulations.
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80 1 TIMOTHY HOELTER: Thank you so much. 2 DIANNE DIEL: I would add, I've never 3 had a president of the Harbor Commission in my 4 service other than Tim. I can't go back. We have 5 weathered many port directors during that 6 timeframe, but Tim -- Claude kind of stole my 7 thoughts about this in terms steady at the helm in 8 terms of a nautical reference. I want to say that 9 I appreciate your leadership and dignity around 10 the changes, the things that have happened across 11 30 years, the world is so different. 12 I could just find out when I was 13 appointed by asking AI because my own brain 14 doesn't remember -- weathered all of those 15 transitions in your time and done it in a way that 16 I can only hope that the commission will continue 17 forward in the same fashion. 18 TIMOTHY HOELTER: There's no doubt. 19 KATHLEEN SMITH: Thank you so much for 20 your service and time. You have been a steady 21 hand, and I appreciate everything you've done for 22 the port. And enjoy retirement and your lovely 23 family. 24 TIMOTHY HOELTER: Thank you. 25 ALDERWOMAN PRATT: I want to say, I just	81 1 got here, so -- but since I have been here, from 2 the very beginning I was appointed, I was a little 3 nervous about the port. It's been very welcoming 4 and it's been a great transition for me coming 5 here. I was reached out to by others as well, and 6 so when I was appointed, I called my father, you 7 know, got on the Harbor Commission, and I told him 8 Tim is the president, he said, "He's a good guy." 9 CLAUDE KRAWCZYK: He didn't say, "He's 10 still there?" 11 ALDERWOMAN PRATT: That is always a 12 voice that I listen to and I value. So, I asked 13 my father about you. 14 I mean, for myself, I always appreciate 15 anybody who follows a legacy of service. Thank 16 you. 17 TIMOTHY HOELTER: Thank you. He was an 18 excellent mayor, too. 19 ALDERWOMAN PRATT: I'll tell him that. 20 TIMOTHY HOELTER: Well, it's 21 interesting, you know, 30 years, my service with 22 the Board of Harbor Commissioners, and I think 23 some of the good things that have been said, the 24 accolades, really are a credit to each of my 25 fellow commissioners, too. This is -- I just had
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1 a title, but you guys do all the hard work.

2 I remember 30 years ago -- same as my

3 career with Harley by the way, 30 years -- I go to

4 a fund raiser at the Cudahy tower, and Mayor

5 Norquist was there, and we're talking and, you

6 know, mingling, and the conversation went around

7 to the that fact, yes, I'm a City of Milwaukee

8 resident and, yes, I have got a college degree,

9 and it was like, "So, what commission can we put

10 you on." That's actually how it developed.

11 I had an opportunity fortunately with

12 another commission, and I thought that didn't

13 really reflect my interest in maybe trying to

14 bring some of my background. And the port

15 opportunity came up and I grabbed it.

16 And contrary to what a lot of you think,

17 the reason I took this job was not because of the

18 big bucks. Again, it was because of the

19 opportunity, as I told Mayor Johnson, it was to

20 serve my community and to serve my city which has

21 given me so much. I'm now a proud Milwaukee

22 resident again, and it's just a wonderful place a

23 live and work.

24 I'm so proud of how the port with the

25 help of a series of excellent port directors,

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1 including the most recent one prior to Benji,

2 Jackie Carter being here, the staff, the level of

3 the staff is wonderful.

4 We've had very good support from City

5 Hall, really strong support from just about

6 everyone on the common council, which is super

7 helpful. You know, this is a joint effort.

8 But what's been gratifying is to see how

9 the importance of the port and its economic impact

10 has grown over the years in the time that I have

11 been here and most of us have shared.

12 Today, I would say the City of Milwaukee

13 through the port now supports the three pillars of

14 the entire Wisconsin economy. The first pillar,

15 of course, is manufacturing. We've done that for

16 a long time.

17 A more recent pillar now is the

18 Wisconsin farmers, agriculture, a second pillar.

19 We've got the DeLong facility, we heard a little

20 bit about it today how Wisconsin's grain is being

21 delivered to markets throughout the world. And

22 that is a great new opening market for Wisconsin

23 farmers.

24 And then the last, but certainly not

25 least, and maybe the most interesting and colorful

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1 for the general public is the growth of the

2 tourism industry by virtue of cruise ships. Port

3 Milwaukee is now the gateway to the Great Lakes,

4 and our footprint and our image, the city's image,

5 is going to grow and became much more important

6 and recognized, I think, as a result of that. And

7 I would just hope with regard to the port, and the

8 city through the port, being an economic engine

9 for the entire state, that it becomes recognized

10 among a lot more Madison legislators than it is

11 today. And I know that through all of the social

12 media and our interaction and collaboration with

13 different agencies and stakeholders in the

14 Wisconsin economy, I'm sure that is going to

15 happen.

16 Again, it's -- there's a lot of work

17 still to be done, and I think that we have a great

18 commission and director of the port to make sure

19 that work is carried on. The biggest thing, of

20 course, right now aside from everything you've

21 heard about today, one would be the negotiation of

22 the Milwaukee World Festival lease. And I think

23 that the city will be calling upon the commission

24 to play a very important role in those

25 negotiations.

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1 And, of course, one of the things the

2 port is going to be focusing on will be access,

3 continued access and expanded access to the

4 grounds and the lake, which is really, again, such

5 a wonderful thing that we have here being right on

6 the shores of Lake Michigan. We want everyone to

7 enjoy it.

8 But this was not a one-person operation.

9 Again, I just am flattered and so honored for the

10 support that you have given me year after year to

11 be kind of -- to hold the title of president, but

12 it's really the hard work and effort that everyone

13 has done that makes the port what it is today and

14 what it's going to be tomorrow. So, thank you

15 very much.

16 MARIA CARTIER: As a token of our

17 appreciation, and something for you to remember us

18 by, we have a couple things for you.

19 BENJAMIN TIMM: Put the lovely flowers

20 up on the table.

21 TIMOTHY HOELTER: By the way, this was

22 from Adam, husband, and their daughter.

23 MARIA CARTIER: Here is a plaque and a

24 picture.

25 TIMOTHY HOELTER: What a fabulous photo.

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1 MARIA CARTIER: And then something that
2 helps remind you of us and all of the work that
3 you have done at the port and for the city and our
4 beautiful lake.
5 KATHLEEN SMITH: Beautiful.
6 TIMOTHY HOELTER: Gotta love Wisconsin.
7 Where was this made?
8 MARIA CARTIER: I did it after hours.
9 No, it's a unique cutting technology.
10 You can get it of all of the Great Lakes, but Lake
11 Michigan is where our heart is.
12 UNKNOWN SPEAKER: Almost see this
13 displayed at the port, too.
14 TIMOTHY HOELTER: But I want that.
15 Maria, thank you so much.
16 MARIA CARTIER: It's from everybody and
17 we really appreciate all you have done for us.
18 KATHLEEN SMITH: Have to rent a van.
19 TIMOTHY HOELTER: I think on the agenda,
20 there is one more item.
21 BENJAMIN TIMM: Two more.
22 TIMOTHY HOELTER: So, the election of
23 president, and I would like to take the
24 opportunity to be the person to nominate, of
25 course, Diane Diel as our president for the port.

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1 KATHLEEN SMITH: Second that. Second
2 that.
3 TIMOTHY HOELTER: Is there any
4 discussions?
5 I don't think so.
6 CRAIG MASTANTUONO: Great choice.
7 TIMOTHY HOELTER: All in favor.
8 ALL COMMISSIONERS: Aye.
9 DIANE DIEL: I think that's not
10 effective until the end of this meeting, so, I'm
11 not taking your chair.
12 CLAUDE KRAWCZYK: And one more item.
13 TIMOTHY HOELTER: An election of vice
14 president.
15 CLAUDE KRAWCZYK: I'm going to nominate
16 Craig.
17 SALLY PELTZ: I second it.
18 CLAUDE KRAWCZYK: Or did you have
19 another nominee?
20 DIANNE DIEL: No, no. I'm gratified
21 that Craig is willing to serve.
22 CRAIG MASTANTUONO: I'd be happy to.
23 CLAUDE KRAWCZYK: I didn't ask him if he
24 wanted to.
25 CRAIG MASTANTUONO: No, you didn't.

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1 TIMOTHY HOELTER: Any discussion?
2 All in favor.
3 ALL COMMISSIONERS: Aye.
4 CRAIG MASTANTUONO: Thank you.
5 TIMOTHY HOELTER: Congratulations
6 everyone.
7 With that, our meeting is adjourned.
8 (Proceedings concluded.)
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1 STATE OF WISCONSIN)
2) SS:
3 COUNTY OF WALWORTH)
4
5 I, KAREN RENEE, Court Reporter and
6 Notary Public in and for the State of Wisconsin, do
7 hereby certify that the above Board of Harbor
8 Commissioners Meeting was recorded by me on
9 June 11, 2026, and reduced to writing under my personal
10 direction.
11 I further certify that I am not a
12 relative or employee or attorney or counsel of any of
13 the parties, or a relative or employee of such attorney
14 or counsel, or financially interested directly or
15 indirectly in this action.
16 In witness whereof I have hereunder set
17 my hand and affixed my seal of office at Burlington,
18 Wisconsin, July 15, 2026.
19
20
21 Karen Renee
22 Court Reporter and Notary Public
23 In and for the State of Wisconsin
24
25 My Commission Expires: March 06, 2028.

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