




C. REISS



MARAD PORT INFRASTRUCTURE DEVELOPMENT PROGRAM
PIDP GRANT, WISDOT HAP GRANT, DEVELOPMENT
AGREEMENT & LEASES



WISCONSIN'S HARBOR ASSISTANCE GRANT PROGRAM BACKGROUND

CONNOR'S POINT (1981)	\$1,008,000
MEEHAN DOCK (1985)	\$1,758,600
GENERAL MILLS (2005)	\$1,078,400
CHS, INC. (2008)	\$1,360,000
GAVILON GRAIN (2009)	\$2,040,000
FRASER PHASE 1 (209)	\$1,887,012
HALLETT DOCK #8 (2011)	\$2,447,209
GENERAL MILLS (2012)	\$4,744,000
FRASER PHASE 3 (2014)	\$2,912,110
CHS, INC. (2017)	\$1,700,000
FRASER DRY DOCK (2019)	\$ 500,000
C REISS (2020 & 2021)	\$3,000,000
AT 80% GRANT FUNDING, ESTIMATED INVESTMENT	\$28,622,397



PHOTO COURTESY OF FRASER SHIP YARDS

C REISS

140 YEARS OF OPERATION HANDLING BULK COMMODITIES

4 CURRENT DOCKS: ESCANABA, GREEN BAY, DULUTH

2 MILLION TONS OF MATERIALS HANDLED ANNUALLY

MATERIALS: COAL, LIMESTONE, PETROLEUM COKE, SALT

650,000 TONS SHIP OUT OF DULUTH ANNUALLY



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DOCK VIEW



IMPROVEMENTS



REVITALIZING & MODERNIZING A 30-YEAR DORMANT DOCK:

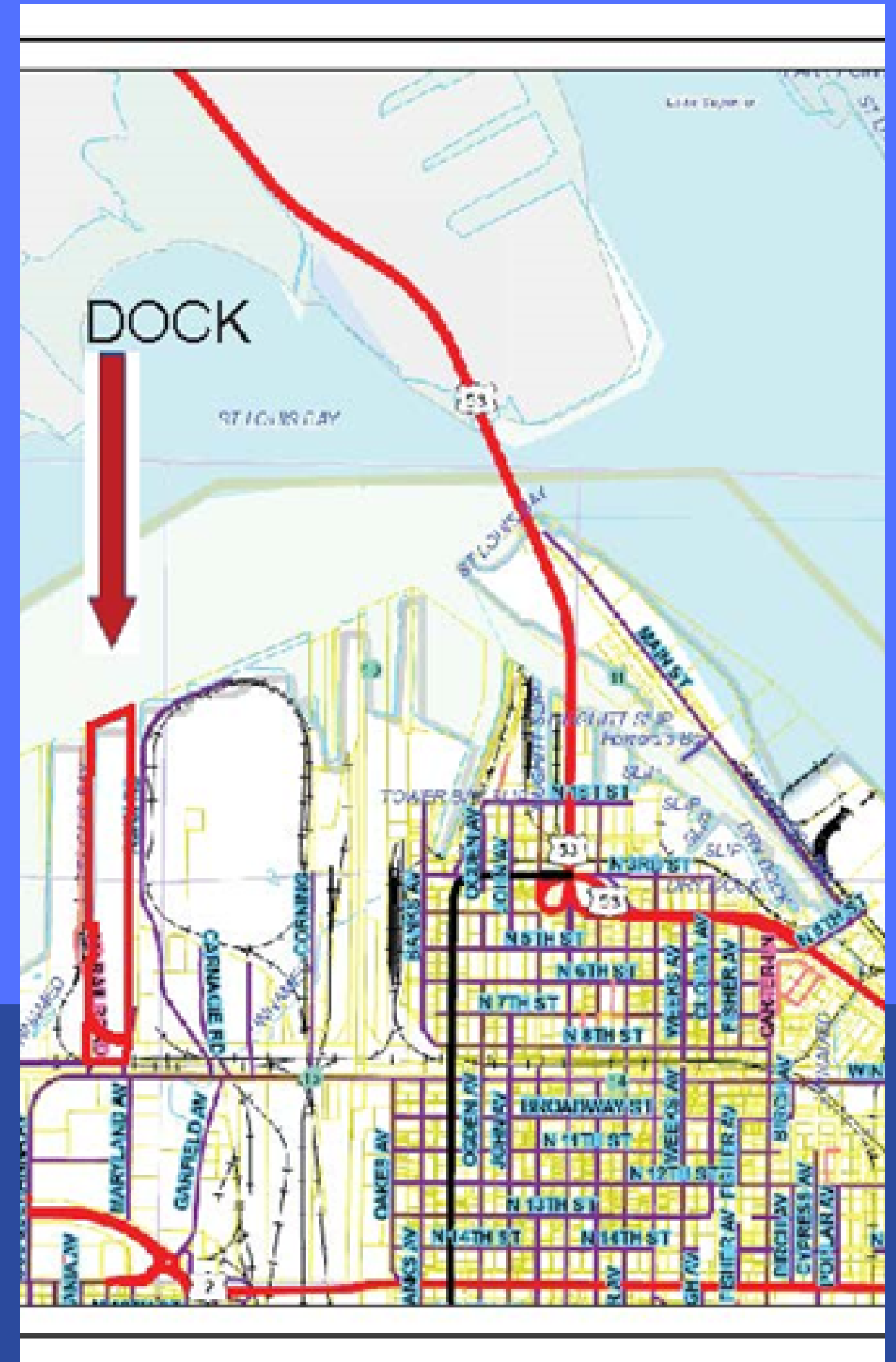
- * DOCK WALL REPAIR/REPLACEMENT
- * DREDGING
- * RAIL SERVICE & STORAGE TRACKS
- * ELECTRICAL
- * ROADS & OTHER UTILITIES
- * OFFICE, REPAIR SHOP, STORAGE
- * TRUCK SCALE, RAIL SCALE, STACKING
- * CONVEYOR & TELESCOPING LOADING
- * CONVEYOR



COMPONENT 1: ENVIRONMENTAL DREDGING

The U.S. Army Corps of Engineers (USACE), using other Federal funds from the Environmental Protection Agency (EPA) and USACE, will dredge and dewater approximately 27,000 of the required 39,000 cy of material, and then relocate to onsite berm.

This dredging is for contaminated material. USACE will dredge the contaminated material in conjunction with the greater Great Lakes Legacy Act Program and specifically for the St Louis River Area Of Concern (AOC).



COMPONENT 2: CONSTRUCTION

Element 1: Site Work

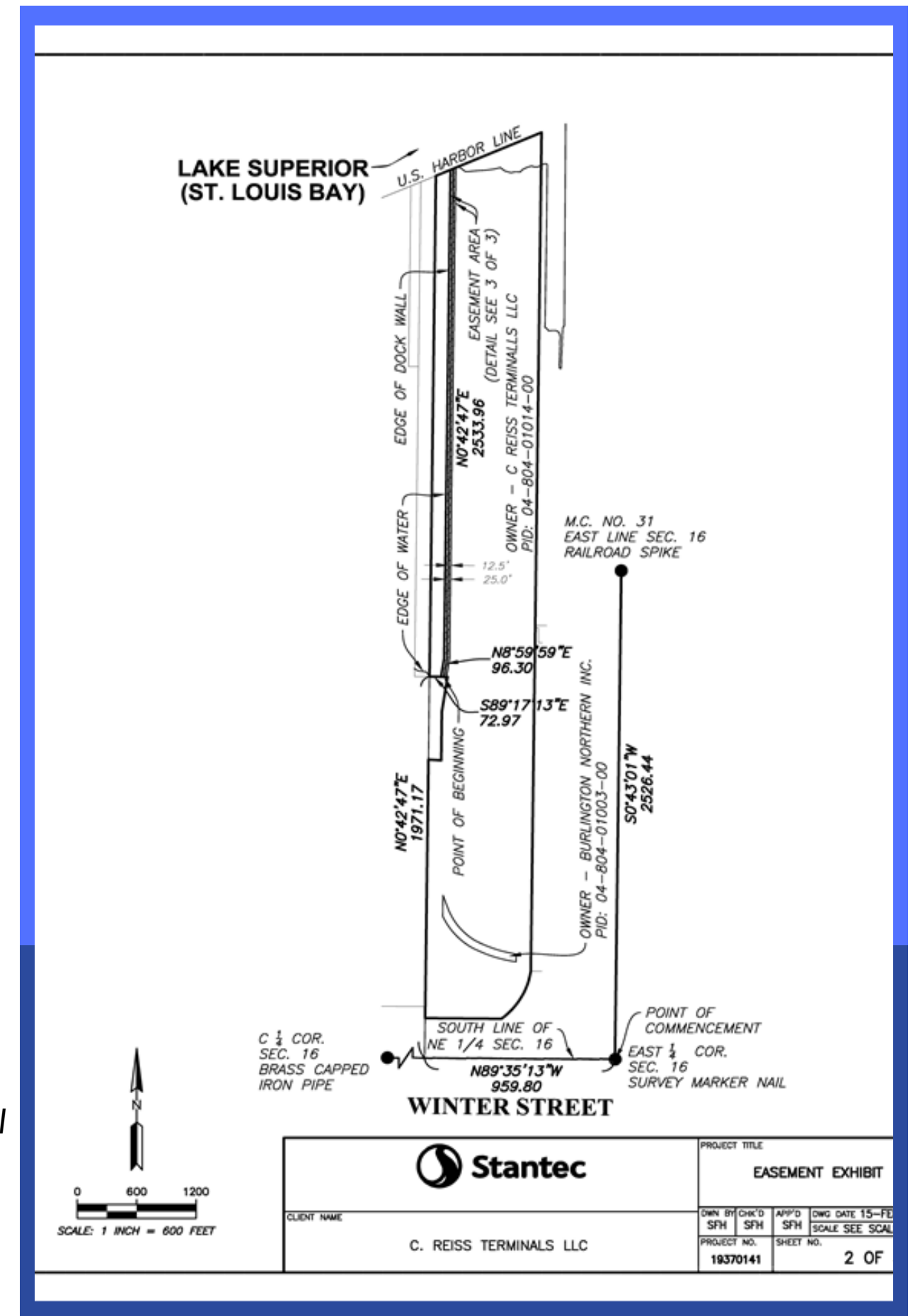
- Install natural gas line, gravel side roads, and a concrete road crossing
- Create/install two storm outfalls, a sewer collection tank, and a stormwater management pond for stormwater storage and sewer control
- Create parking areas
- Conduct public roadway repairs
- Install dry hydrant assemblies and associated piping
- Perform dust control and erosion control
- Install site fencing and asphalt salt pad
- Construct a 5,000-sf maintenance garage and a 1,000-sf office building

Element 2: Rail Track Work

- Repair and extension of track for a total of roughly 8,725 lf, including installation of seven rail switches, five crossings, and one rail scale

Element 3: Dock Wall Work

- Navigation Dredging:
 - Dredge and dewater approximately 12,000 of the required 39,000 cy of material, and then relocate to onsite berm.
 - This work is to dredge the remaining (non-contaminated) material in the channel to reach the desired navigation depth to meet the project goals.
 - Complete restoration and resurfacing of approximately 2,610 lf of dock wall
- Provide materials and installation of necessary subsurface pilings and tiebacks to support an engineered platform to construct above grade infrastructure



ESTIMATED PROJECT BUDGET & TIMELINE

ORIGINAL SOURCES AND USES BUDGET

	Site Civil Work	Rail Track Work	Dock Wall Work	Dredging Soil Remediation	Total
PIDP Funds	\$4,184,000.00	\$1,171,520.00	\$3,012,480.00		\$8,368,000.00
State of Wisc. Funds			\$3,000,000.00		\$3,000,000.00
Company Funds	\$1,226,602.50	\$3,537,957.50	\$5,716,440.00		\$10,481,000.00
EPA Work				\$1,052,000	\$1,052,000.00
Total	\$5,410,602.50	\$4,709,477.50	\$11,728,920.00	\$1,052,000	\$22,901,000.00

Estimated amount of City Expenses - \$125,000



Project's Estimated Schedule.

Milestone	Schedule Date
Planned Construction Start Date:	July 29, 2023
Planned Environmental Dredging Start Date:	November 1, 2023
Planned Environmental Dredging Substantial Completion Date:	June 30, 2024
Planned Construction Substantial Completion Date:	March 14, 2025

CITY APPROVALS

Resolution 23-13650

--PIDP Grant agreement with MARAD: \$8,368,000

--HAP Grant agreement with WisDot: \$3,000,000

**--Development Agreement with C. Reiss
--Primary Lease & Lease Agreement**

Bid Award

--Northland Constructors of Duluth, Inc \$21,849,000.00



