

**Portland Fish Pier Authority  
Board of Directors  
Meeting Minutes  
Monday, February 13, 2012**

Attendees: Rob Elder, Ray Swenton, Terry Stockwell, Nick Mavodones, Bert Jongerden Tom Valleau, Larry Wheldon, Ellen Sanborn, Bob Leeman, John Peverada. Public – Sam & Greg Davidson.

1) Welcome & Introductions

Chair Elder called meeting to order and introductions were made.

2) Approval of minutes from December 13, 2011 meeting

Minutes were received. Motion made by Terry Stockwell to approve the December 13, 2011 minutes, seconded by Nick Mavodones. **Motion passed 4-0.**

3) Financial Update – Rhonda Provencher

Rhonda was unable to make meeting due to illness. Ellen provided budget status report as of January 31, 2012. Discussion was held on capital and Bob said that they still need to pave the big lot near Bristol Seafood and the Fish Exchange with one inch overlay. Ellen asked about North Atlantic with touch up paving. Bob said this was paid for by the Marine Trade center and that \$36,000 needs to be charged back. Ray Swenton asked that he and other tenants be contacted prior to paving so that they have the opportunity to have paving done at the same time.

Ellen provided the FY13 Budget request on behalf of the Fish Pier Authority. She explained expenditure and revenues. She explained that capital has been budgeted the same as last year - \$70,000. The budget requests were reviewed and discussed.

Motion made to approve the FY13 budget request by Nick Mavodones, seconded by Terry Stockwell. **Motion passed 4-0.**

4) Fish Exchange Update – Bert Jongerden

Bert is projecting that landings will end up at 5 million lbs. for their fiscal year which ends in March. This is approximately 750,000 lbs. above budget. He is expecting a small surplus at the end of the fiscal year. He is estimating 5.3 million lbs. for next year. Based on this estimate, he would like to keep the ½ cent per pound off the budget for now. He reported that the blind auction has been going well.

5) Other Business

Ellen said she has ordered bike racks to be installed at the Marine Trade Center and that Bob Leeman's crew will be installing them.

There was discussion on the meeting held with Commissioner Chandler Woodcock, Inland Fisheries & Wildlife.

Discussion was also held on the freezer and Rob feels the board should continue to explore this option.

Discussion was held on individual fishermen who want spaces and claim they are unable to get them. John said he has had no recent requests from fishermen for spaces. He said he had six in November, six in December and three in January. He said the lot is filled to capacity.

- 6) Executive Session – Lease Negotiations with Marine Trade Center  
Pursuant to 1 M.R.S.A. 405 Section 405(c) and 5 M.R.S.A. 14119-A, Nick made a motion for the Committee to go into executive session to discuss lease negotiations with the Marine Trade Center, seconded by Ray Swenton. **Motion passed 4-0.**

Committee came out of executive session and voted on the following motions.

Motion by Nick Mavodones to amend the Fish Pier Associates lease, Section 19, first paragraph, to remove the language, "...for the purpose of obtaining capital for improvements on the premises...", seconded by Ray Swenton. **Motion passed 4-0**

Note: The lease requirement that the FPA Board approve any mortgage is not changed.

Motion by Nick Mavodones to allow Fish Pier Associates to obtain a mortgage of up to 80% of the current fair market value of their facility and premises, as defined in the lease, seconded by Ray Swenton. **Motion passed 4-0**