

Draft Agenda

PORTLAND FISH PIER AUTHORITY BOARD OF
DIRECTORS

December 11, 2017

3:00pm

City Hall Council Chambers

389 Congress Street

1. Review of August 14, 2017 Meeting Notes (no quorum)

Approval of June 12, 2017 Meeting Minutes

Action Item: **Public Comment**

2. Financial update - Rhonda Girard, Finance

Updated financial report to be provided at the meeting

3. Fish Exchange update - Bert Jongerden, PFX, Tom Valteau, PFX President

4. Facilities update - Diane Gagnon, Project Manager.

5. Lot 12, Browne Trading loading dock: Waterfront Maine

Consistent with Exec Session statute--1 MRS 405(6)(C) & (E) the Board may go into Executive Session to discuss this item.

6. Lot 1, Development Opportunity: Dropping Springs, Calendar Islands Maine lobster, dba Maine Sustainable Seafood, LLC

Dropping Springs is proposing an exclusive option on Lot 1 to allow due diligence and proposal development.

Consistent with Exec Session statute--1 MRS 405(6)(C) & (E) the Board may go into Executive Session to discuss this item.

Action Item: **Public Comment**

7. Discussion of Lobsterman's Petition to the Portland Planning Board on development pressure. **No Action**

Discussion of potential roles that the Fish Pier can play in alleviating development pressure on fishing community

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Attachments:

Agenda Item 1, Minutes from the April 10, 2017 PFPA meeting, **Action Item**

Agenda Item 1a, Draft meeting notes from the August 14, 2017 meeting

Agenda Item 3, Financial Update

Agenda Item 4, Facilities Update

Agenda Item 7, Lobsterman's Petition

General Information, Portland Fish Pier Subdivision Plat, 2002

DRAFT Meeting Minutes
PORTLAND FISH PIER AUTHORITY BOARD OF
DIRECTORS
June 12, 2017

Agenda 1

2:00 p.m. Site Walk of the Fish Pier
Meet at the entrance to the Portland Fish Exchange

Followed by the formal meeting in the
Portland Fish Exchange Auction Room

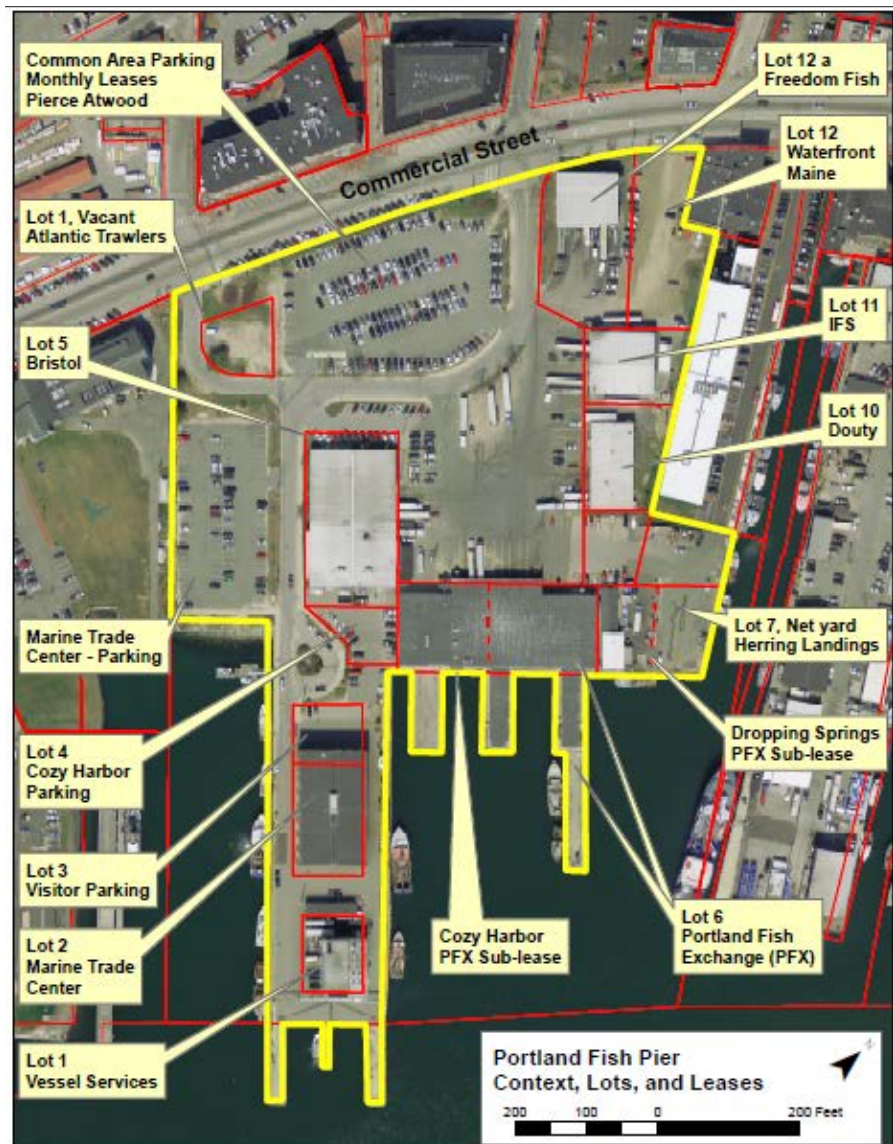
Board Members in attendance: Nick Mavodones, Class A Board Member, City Council
Tom Valleau, Ex-Officio, President of the Portland Fish Exchange
Jennifer Smith, Class C Board Member, MDOT
Meredith Mendelson (Seat appointment pending CC approval)

Board Members absent: Terry Stockwell, Class B Board Member, DMR
Anita LaChance, Ex-Officio, City Manager's Office

Staff present: Jon Nass, Deputy Commissioner, MDOT
Diane Gagnon, Project Manager, Facilities
Bert Jongerden, General Manager, Portland Fish Exchange
Bill Needelman, Waterfront Coordinator, Principal Staff

Public in attendance: Dan Jacques, Waterfront Maine, Lot 1

The meeting convened at the PFX 2:00 for a staff guided tour of the Portland Fish Pier Complex using the graphic to the right for orientation.



Following the site walk, the Board convened in the Portland Fish Exchange Auction Room.

1. **Approval of April 10, 2017 Meeting Minutes**

Motion to approve as presented: Moved by Smith, 2nd by Valleau

No Public Comment

Approved by vote of 3-0 by all present.

2. **Financial update** - Bill Needelman introduced material and referred to the monthly financial report in the packet.

3. **Fish Exchange update** - Bert Jongerden, PFX

The PFX fiscal year started on 4-1 with 2.5 million lbs budgeted. Quotas are comparable with last year with some bump for gray sole. Conditions and potential market for dog fish are favorable.

4. **Facilities update** - Diane Gagnon, Project Manager.

Ms. Gagnon briefed the Board on spring cleanup. Paving striping quotes are coming in to implement parking adjustments discussed at the tenant meeting. Bert has been working with electrical issues and CMP. Bert J described phase protection and contract with Graybar.

5. **Portland Fish Exchange, Budget Shortfall Funding Request**, Bert Jongerden, General Manager, Tom Valleau, President, PFX

Mr. Valleau started by noting that the PFPA at \$300k per year (largely parking) provides the context for the request. Mr. Valleau presented to the Board a statement for the PFX 2017 Fiscal Year and a request of the Portland Fish Pier Authority to cover the loss from the year's fund balance. Fish fee revenues for the PFX were off budget by \$100K. Increasing fees and good bait landings helped but there was still a deficit of \$81K.

M Mendelson asked about the impact of increased landing fees and Bert relayed that buyers and sellers appear ok. Prices are competitive with ports to the south.

There was a discussion on stormwater fees.

J Smith asked if the PFPA was statutorily obligated to make up PFX shortfalls. Mr. Valleau clarified that it was foreseen in the Bylaws, but not required.

Following an inquiry by Ms Smith, Mr. Valleau described the history of similar requests (last year and +/-10 years previously.) Mr. Valleau stressed that the current budget was "break even." Increases in the cod quota would likely be helpful in future.

Mr. Mavodones (also on PFX Board) noted the diligence by the PFX board on the current budget.

Ms. Mendelson inquired if there were other revenue sources. Bert noted that boats were coming back and they were looking at automation for efficiency.

Mr. Valleau discussed the long-term strategic thinking of the fish industry.

Mr. Mavodones stressed that the current budget was realistic.

There was an inquiry from the Public regarding stormwater fee abatement, which was discussed.

Motion to approve request from the Portland Fish Exchange to the Portland Fish Pier Authority to cover \$81,000 shortfall for the 2017 fiscal year: Moved by Smith, 2nd by Valleau

Approved by vote of 3-0 by all present.

6. Report on Portland Fish Pier Tenants Meeting to discuss Parking Complaints

Bill Needelman, Waterfront Coordinator briefed the Board on the discussion between Fish Pier Staff and tenants attending a May 5, 2017 tenants meeting where ongoing parking issues were discussed. Facilities will try to better inform tenants of current parking rules through pavement markings and signage. No action requested at this time.

**7. Additional Agenda Item added at request of Bert Jongerden, PFX General Manager:
Cooling Tower Failure and Repairs**

Mr. Jengerdon described how the PFX cooling system needed emergency repairs, quoted at +/- \$50K. PFX will use a line of credit, but may look to the PFPA for assistance.

Board members explored issues and options – grants (unlikely for repairs,) need to replace in-kind to avoid engineering a new tower (\$100K plus,) and the cost/benefit of replacing the entire system.

Respectfully submitted,

WBN

Draft Meeting Minutes

Portland Fish Pier Meeting August 14, 2017

Attendance:

- Michael Goldman
 - Bert Jongerden
 - Dianne Gagnon
 - Jon Nass
 - Kevin Battle, Harbor Master
 - Tom Valleau
 - Rhonda Girard
 - Meredith Mendelson
 - Dan Jacques
 - Nick Mavodones
 - *Cheryl Ann Joseph – Public Citizen
-
- Nick Mavodones ran the meeting.- not enough members to vote, just review agenda today
 - Financial update from Rhonda. This is a year end report. We finished the year better than we expected.
 - Fish Exchange Update – Bert. The fiscal year has ended. They are ahead of where they were last year at this time. Monk fish quota has been increased this year, so they are targeting Monk fish at this time and trying to find a market for whole monk fish. Warehousing has increased and truck transfers are much better this year. There is a strong demand for bait at this time. The cooling tower repairs have been completed. Bert discussed the tracing and tracking program. This program is approximately 98% complete and it allows consumers to see what boat caught their fish.
 - Facilities Update – Dianne. Pavement striping has been updated around the facility. The first phase of the electrical upgrade for the Fish Exchange is complete. The next step which is the install will be done in November, approximately. Six new composite camels have been installed. We have ordered a 25yd self-contained compactor for the Fish Exchange. It will be installed this fall.
 - PFEX – Bert discussion of potential infrastructure grant application. Bert said that they no longer believe fish grading equipment is what they should invest in at this time. One factor is that they have not had a commitment from the fisherman to supply the fish.

What will benefit the Exchange now is an ice machine. (The grant does not cover this) Currently ice comes from Vessel Services. A lot of the ice turns to water before it gets used and there is a question of sanitation. A Cracked ice machine costs \$60 – 80 K. Bert discussed figures on handling

Agenda 2

costs and prices paid for ice. Bert will be presenting material at a later date to the Board requesting funding for an ice machine.

The next agenda should be clear that we are discussing the request for an ice machine at the Fish Exchange. This will allow Vessel Services the opportunity to attend the meeting and voice their concerns. Nick asked that Bert talk to Vessel Services prior to any meetings or letters and notify them regarding the ice machine purchase.

Meeting convened at 3:50 pm



PORTLAND MAINE

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Agenda Item 4

Public Buildings Administrative Offices 212 Canco Road Portland, Maine 04103 (207)808-5400

To: Portland Fish Pier Authority Board
From: Dianne Gagnon, Facilities Project Manager
Date: December 11, 2017
RE: Facilities Update
CC: Kathy Alves, Facilities Director

Please find below a listing of the monthly improvements to the Portland Fish Pier by the Facilities Department:

Updates for August - November 2017:

- A new 25yd self-contained compactor was installed at the Fish Exchange.
- Drainage issues in the parking lot at Bristol Seafood were addressed. A catch basin install along with grading and paving improved an ongoing drainage problem in the front parking lot.
- We will be installing a ventilation system at the PFEX in the locker room/common area.

Updates for July 2017:

- Pavement striping has been completed in various areas of the facility. These are changes that were discussed at the Fish Pier Authority Meeting to help with parking issues.
- The first phase of the electrical upgrade for the Fish Exchange has been completed. The components are being designed and will be ready for install in November approximately.
- New composite camels have been installed. (4) at the Fish Pier and (2) at the Fish Exchange.
- We have placed an order for a new 25yd self-contained compactor for the Fish Exchange.

Updates for June 2017:

- The majority of winter sand and spring cleanup was completed in May. Seabreeze will return to finish a few areas.
- We are getting quotes on pavement striping. Work tentatively scheduled for July/August.
- Bert and the electrician are working with CMP to coordinate the first phase of the electrical upgrade project.

Updates for May 2017:

- We had Richard Waltz clean the trench drains at the Fish Exchange. Spring cleanup / sweeping is scheduled. The City is scheduled to clean the catch basins.
- We are at the negotiation stages of installing a trash compactor. Kathy is working with Bert.
- One of Greg Davidson's tenants will open up the scuppers on the pier in his area to help with drainage in that area.

Fishermen & Lobstermen
of Portland, Maine
July 8, 2017

Elizabeth Boepple, Chair
City of Portland, Planning Board
389 Congress Street
Portland, Maine 04101

Dear Madam Chair and Board Members:

There are at least four proposed developments which will have an impact on the working waterfront. Those four are 58 Fore Street, 184 Commercial Street, Proprietors of Union Wharf, and Reger Dasco Properties at the Rufus Deering Lumber Yard.

It is apparent to the lobsterfishermen of Portland that the day to day business on Commercial Street is becoming more difficult with the increase in vehicular and pedestrian traffic; the fisherman feel with these

The very life blood of Portland will cease to flow if these developments are allowed to happen.

No new offices, condominiums or hotels must ever be allowed on the wharf side of Commercial Street, if the infrastructure of the maritime trade is to continue to exist.

You can go anywhere in America and see cheap hotels made of plastic and glass or Condominiums pushed to the edge of the sea but nowhere in America can you see little wharves built in the 17 and 18 hundreds, working daily to provide jobs and food for the people of Maine and this Country.

We have talked to lobster, groundfish and herring boats the last two weeks on these issues and they have all signed in agreement with these thoughts. We have also collected information about the direct economic impact of these fisheries. It is attached.

Sincerely,
The Lobstermen & Fishermen of
Portland, Maine
July 8, 2017

Lobster

A cursory presentation of the number of boats and gross stock of the boats by wharves in Portland

	Number of Boats	
Maine Wharf	4	30
Custom House Wharf	11	$\times \$150,000$
Portland Pier	9	<u>$\\$4,500,000$</u>
Dimillos	2	
Widgery Wharf	12	
Union Wharf	12	
Merchants Wharf	6	
Hobsons Wharf	10	
Gowens Wharf	2	
Holyoke Wharf	6	
Sturtivants Wharf	5	
Deakes Wharf	<u>5</u>	

Island based boats, with their catch collected by smacks which are based in Portland. Their trucks have to move along Commercial St. to

84 boats
 $\times \$150,000$
 $\$12,600,000 + \$4,500,000$ Projected gross value

Bait

Herring Boats - 12 to 15 weeks

$$4,000,000 \text{ lbs. weekly at } 60 \text{¢/lb} = \$2,400,000/\text{wk}$$

$$\times 12-15 \text{ wks}$$

Pogey Boats

$$\underline{\$36,000,000/\text{yr.}}$$

5,000,000 annually at 25¢/lb

$$\underline{\$2,500,000/\text{yr}}$$

Bait, over the road

Emskip

Boston

New Jersey

Virginia

as high as 10X more

$$\underline{80,000,000/\text{yr}}$$

total $\$141,000,000/\text{yr}$
moving over Commercial St.

Ground fish from Portland Fish Exchange

Approx \$15,000,000 from Director

All of which has to move over Commercial Street,

Ground Fish	\$ 15,000 000
Lobster total	\$ 17,000,000
Herring	\$ 36,000 000
Pogey	\$ 2,500,000
over the road bait	\$80,000,000
	\$ 150,000,000

and we left out the Douty
 & Reedy Bros. who truck
 the majority of the
 lobsters over the road

X 6 economic multiplier
 to estimate full
 economic impact of
 industry - workers,
 income, fuel, ice, repair
 etc

#3

Name	Boat or Affiliation
HAROLD STEWART	Donna Elaine
George Anderson	Donna Elaine
David Burns	Moira O'hare
	Moira O'hare
Ian Shockey	Mora O'hare
Eric A. Wynn ———— Erichymur	Eric Maine Responder
John St. Clair	Maine Responder
Kevin Gilbert	Maine Responder
Kevin Foley	Maine Responder
Kevin Culbert	Custom House Wharf
Dennis Foley	
in Vals	

Name
~~John H.~~

W. Allen

~~Gary~~

Brian Skillings
 Zacort Gallant

Scott Logge
 (Scott Logge)

Scott Logge

Don & Patti

Paul H.

Kimberley J. Tucker

JD Hall

Dan & Hobbie

Daphne Cunningham

Chris Jones

David Violet

Boat or Affiliation
 HAYLEY G 807 228

Billy + Andy

Endurance

Billy and Andy -
 BILLY AND ANNY

Frank Street
 F/V Nancy J.

Heather Marie

Kimberley, J
 Kimberley J.

STELLA - MAREN

STELLA MAREN

F/V BENJAMIN & ROBERT

MISS CADENCE

David Violet
 marine marine Supply

Name	Boat or Affiliation
NICK PELLECHIA	→ F/V SHOTGUN RIDER
ANDREW PELLECHIA	→ (COASTER)
Rocky Alley	→ F/V Miss Carmen
Phil Black	→ F/V Black Pearl
Deborah B. June	→ F/V Deborah + Megan II
Clay Gilbert	→ F/V Elizabeth Jane
Charles Smith	→ F/V Sandy Rose
Don H. Sullivan	- MAINE LOBSTERING UNION
Jul A. Piche	- Maine Lobstering Union
DD	- Thorfinn Olaf
McCann	Call the Island
Is Bitt	No mail
Gray P. Tamm	Deborah & Megan II
Clay Tamm	Deborah & Megan II
off	Deborah & Megan
J. D.	DEBORAH & MEGAN

Name	Boat or Affiliation
Keith Lane	F/V KESTREL CUSTOM HOUSE WHF.
Tollet Olson	Oceans Balance, Inc.
Richard A. Holt	F/V Long bow of
Richard A. Holt	F/V Hilina FENCES
ERIK PRAT	F/V LADY CATHERINE
Erin Pratt	
Margaret Olson	BMC-INC/Caseo Varsity
Lee Olson	F/V Alice O
Scott Hiltredge	F/V NEWMENON
Craig A. Whitton	F/V Astaco AMANTE
JD Hahn	F/V STELLA MARENI
David Sumrell	Freedom Fish
Jeff Amullen	S/V GREBE

Name	Boat or Affiliation
Lee MacVane Lee MacVane	Dominector
T. Lovington Johnson	Katie Sean
Michael Libby	HARD SUMMER TIDE
VICTOR KATY	Ann Elizabeth
JEDIDIAH T. SPAR	MISTY DAWN II
Harry C. Popple	SEACAST ELECTRIC-PORTLAND
Paul D. Dwyer	COASTAL BAY INC
Wendy Harman	F/V Deje Vo II
Craig Ford	F/V Carl + Co
L. R. R. H.	F/V Bad Company
Michael H.	Vessel Services
Michael H.	Vessel Services
Michael H.	Vessel Services
Juli Bug	Vessel Services + PFS
James Oden	Atlantic Trawlers
Phil Dyl	CASCO BAY WELDING

Willis M. Spear III (Obie)

Marshall Spear

Michael Davis

AARON comen

Adam Libby

Mark A. Leland

Shawn Loh

SCOTT WENGER

Matthew Moretti

Doreen H. Vane

Rose Marie Vane

Luella Vane

D. E. T. (Daniel E. T.)

B. S. D. T. (Bailey D. T.)

Darrel J. Linn

Don Shockey

Jim J. J. J.

F/V old Speck

F/V Teracious

F/V Newfie Star

S/V JACANA

F/V Proteus

F/V PROVIDENCE

F/V Rising Tide

F/V Hockey B. Racer

F/V Alexander Mace

F/V ALPHEAN

Wild Ocean Aquaculture /
Bangs Island Mussel /
Carol

Alison Eva

Alison Eva

F/V Moira Bay

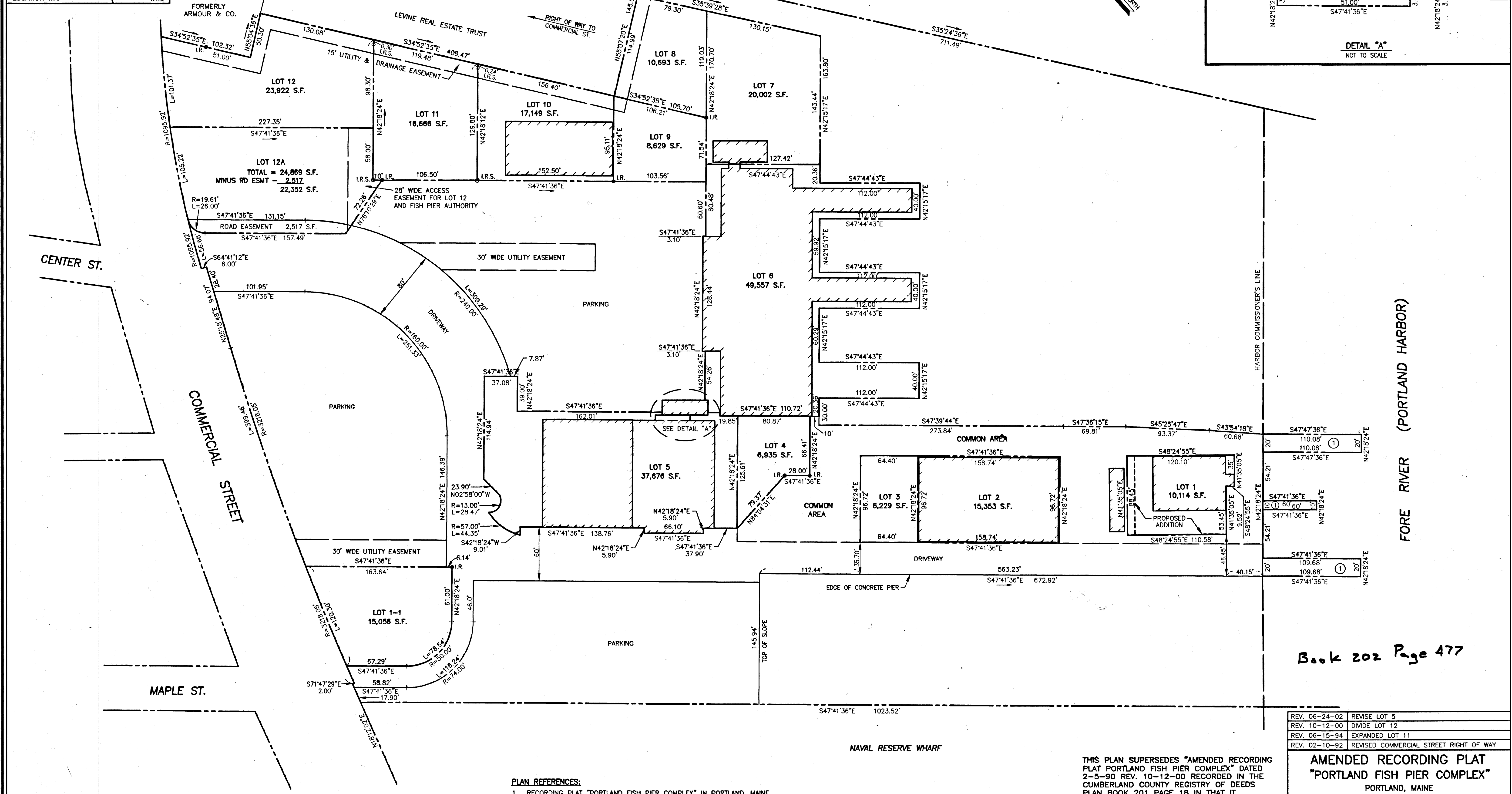
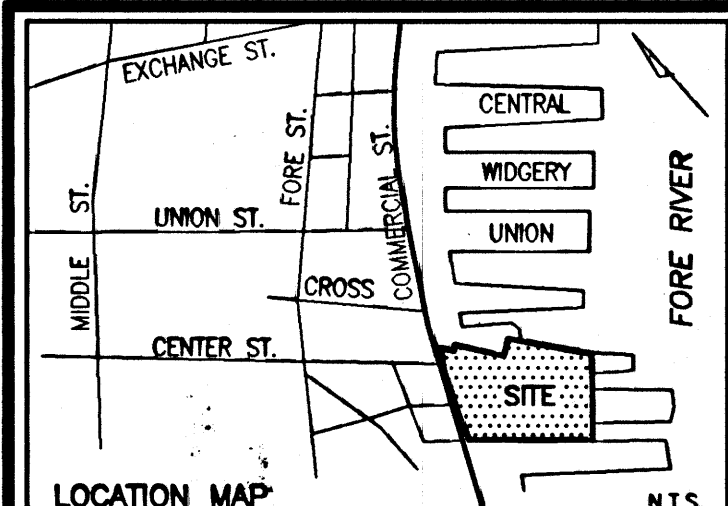
F/V Moira Bay

Moira O'hare

Moira O'hare

Moira O'hare

Eastern Lady



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- PLAN REFERENCES:**
1. RECORDING PLAT "PORTLAND FISH PIER COMPLEX" IN PORTLAND, MAINE FOR THE CITY OF PORTLAND BY OWEN HASKELL, INC. DATED 8/15/83 RECORDED IN PLAN BOOK 161, PAGE 10.
 2. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, COMMERCIAL STREET, PORTLAND, FEDERAL AID PROJECT NO. M-0685(4) DATED JUNE 1991, SHTS. 2 AND 3.
 3. MAINE DEPARTMENT OF TRANSPORTATION TAKINGS FOR FISH PIER COMPLEX RECORDED IN PLAN BOOK 137 PAGES 34-35.
 4. AMENDED RECORDING PLAT, PORTLAND FISH PIER COMPLEX FOR THE CITY OF PORTLAND BY OWEN HASKELL, INC. DATED 2/5/90, REVISED 2/10/92 RECORDED 3/13/92 IN PLAN BOOK 192, PAGE 32.

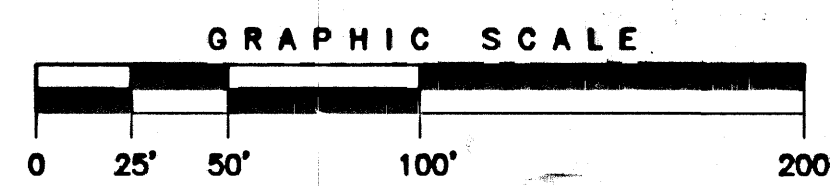
THIS PLAN SUPERSEDES "AMENDED RECORDING PLAT PORTLAND FISH PIER COMPLEX" DATED 2-5-90 REV. 10-12-00 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 201 PAGE 18 IN THAT IT REVISES LOT 5

Alexander J. Meyer
Planning Division Director
July 24, 2002



REV. 06-24-02	REVISE LOT 5	
REV. 10-12-00	DIVIDE LOT 12	
REV. 06-15-94	EXPANDED LOT 11	
REV. 02-10-92	REVISED COMMERCIAL STREET RIGHT OF WAY	
AMENDED RECORDING PLAT "PORTLAND FISH PIER COMPLEX" PORTLAND, MAINE MADE FOR CITY OF PORTLAND CONGRESS STREET, PORTLAND, MAINE		
 OWEN HASKELL, INC. 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drawn By DBP	Date 2-5-90	Job No. 8006P
Trace By DBP	Scale 1" = 50'	Drwg. No. 2
Check By JWS		
Book No. 208,272,457		

- LEGEND:**
- I.R. IRON ROD
 - I.R.S. 5/8" IRON ROD SET



- NOTES:**
1. CITY RESERVES THE RIGHT TO RELOCATE PROPOSED DRIVEWAYS, UTILITIES, PARKING AND OTHER COMMON AREAS, AND PROVIDE REASONABLE SUBSTITUTE FACILITIES TO ANY AFFECTED TENANT.
 2. ALL POWER LINES ARE TO BE INSTALLED OVERHEAD.