

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
May 8, 2023, 3:00 PM

Class A Director: Member of the Portland City Council - Councilor Regina Phillips
Class B Director: Representing the Fishing Industry - Ben Martens, Maine Coast Fishermen's Association
Class B Director: Representing the Fishing Industry - Vacant
Class C Director: Representing the Commissioner of the Maine DOT - Christopher Mayo
Class C Director: Representing the Commissioner of Maine DMR - Meredith Mendelson, Department of Marine Resources, President
Ex-Officio Director: Representing the City Manager - Brendan O'Connell, Finance Director
Ex-Officio Director: President of the Board of Directors of the Portland Fish Exchange - Rob Odlin

The Portland Fish Pier Authority will conduct this meeting remotely via Zoom pursuant to the Remote Meeting Policy adopted by the Board. Allow your computer to install the free Zoom app to get the best meeting experience.

For public comment via Zoom, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

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1. **Approval of March 13, 2023, meeting Minutes.**
 - a. See attached draft meeting Minutes.
2. **Financial Update - Statement produced by Tonya Mitchell, Senior Adm. Officer II/Finance Department; presented by Bill Needelman, Waterfront Coordinator**
 - a. See attached Financial Update.
3. **Facilities Update - Kathy Alves, Facilities Director, Phil DiPierro, Project Manager.**

- a. Facilities project update attached.

4. Portland Fish Exchange Update - Rob Odlin, PFX President; Bert Jongerden, contract manager; Bill Needelman, Waterfront Coordinator. Robert Vanmeter, PFX Exchange Manager.

- a. Management Report attached.
- b. FY24 Budget attached.
- c. Rent Forgiveness Letter. Attached.

Action Item - Public Comment

- d. FY 24 Funding Request Letter

Action Item - Public Comment

- e. Joint Governance Subcommittee update

5. Proposal on Parking Management - Postponed until an upcoming meeting.

6. Update on Infrastructure and Program Funding through CARES Act Funding - Meredith Mendelson, Maine DMR Deputy Commissioner, Bert Jongerden, PFX Contract Manager

7. Remote Meeting Policy

- a. Consistent with City policy and Maine public meeting regulations, the Board is asked to adopt the attached remote meeting policy.

8. Marine Trade Center Lease Negotiations – Needelman; Michael Goldman, Corporation Counsel; Jason Howe, Preti Flaraty; Greg Davidson, Marine Trade Center; Sam Davidson, Marine Trade Center

- a. **NOTE:** The Board may go into executive session pursuant to 1 M.R.S.A. 405(6)(c) for a discussion of personnel matters regarding real estate negotiations.

For some time, Sam and Greg Davidson and their attorney, Jason Howe, have been working with the Board and City staff to negotiate an amended ground lease for Lot 2 with associated parking rights for the Rear Parking Lot. Given the passage of time, some Board members may be new to this agenda item; however, the issues presented in the proposed lease have been discussed at length by the Board going back over two years.

The Board is asked to hold an executive session to review the terms of the lease amendments in preparation for anticipated action at the next available meeting. Staff would like to thank the Davidsons and their representatives for their patience in waiting for this item to come back for review and action.

9. Salary Reimbursement Request for funding a portion of the Waterfront Coordinator Position for the 2022 fiscal year - Mary Davis, Housing and Economic Development Director.

- a. **NOTE:** The Board may go into executive session pursuant to 1 M.R.S.A. 405(6)(A) for a discussion of personnel matters regarding the Waterfront Coordinator position.

Portland Fish Pier Authority Board is asked to consider and approve using PFPA funds, in the approximate amount of \$61,476, to cover fifty (50) percent of the FY2024 annual compensation costs (which includes benefits) for the City Waterfront Coordinator position.

Memo describing the request from Mary Davis, Interim HEDD Director, attached.

Action Item - Public Comment

10. Adjournment