

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
June 12, 2023, 3:00 PM

REMOTE MEETING VIA ZOOM - LINK BELOW

PFPA Board Directors:

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 - Chris 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

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/86981792182?pwd=OENpYXYxSlhxMVF5Zk1SVSs2VEdHZz09>

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+1 507 473 4847 US

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Webinar ID: 869 8179 2182

International numbers available: <https://portlandmaine-gov.zoom.us/j/86981792182>

1. Approval of May 8, 2023, Meeting Minutes

- a. See attached draft Minutes.

Action Item/Public Comment

2. **Financial update - Statement produced by Tonya Mitchell, Senior Admin Officer II, Finance Department. Presented by Bill Needelman, Waterfront Coordinator.**
 - a. See attached financial statement.
3. **Facilities update - Kathy Alves, Facilities Director; Phil DiPierro, Project Manager.**
 - a. See attached facilities update.
4. **Portland Fish Exchange Update - Rob Odlin, PFE President; Robert Vanmeter, PFE Manager; Bill Needelman, Waterfront Coordinator - Verbal reports will be provided at the meeting.**
 - a. Management Report
 - b. Joint Governance Subcommittee Update
5. **Marine Trade Center Lease Negotiations - Bill Needelman, Waterfront Coordinator; Michael Goldman, Interim Corporation Counsel; Jason Howe, Preti Flaherty; Greg Davidson, Marine Trade Center; Sam Davidson, Marine Trade Center**
 - a. 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. Following negotiating instructions provided by the Board in Executive Session at the May 8, 2023 meeting, Staff met with the MTC team to discuss potential amendments to the proposed lease terms. Response from the MTC team will be emailed to the Board under separate confidential cover.

The Board is asked to hold an executive session to review the terms of the lease amendments for possible vote at a later meeting.

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

Action Item/Public Comment

6. **Update on infrastructure and program funding through CARES Act Funding - Bill Needelman, Waterfront Coordinator; Meredith Mendelson, Maine DMR Deputy Commissioner; Phil DiPierro, Facilities Project Manager**
7. **Proposal on Parking Management**
 - a. Postponed until an upcoming meeting.
8. **Adjournment**

DRAFT Meeting Agenda

PORTLAND FISH PIER AUTHORITY BOARD OF DIRECTORS

June 12, 2023, 3:00pm

Remote Meeting Format – ZOOM Platform

PFFPA Board members

Class A Director:	<i>Member of the Portland City Council</i> Regina Phillips
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1. Approval of May 8, 2023 Meeting Minutes

Draft minutes attached.

<u>Action Item.</u>	<u>Public Comment</u>
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- 2. Financial update** - *Statement produced by Tonya Mitchell, Senior Admin Officer II, Finance Department is attached and will be presented at the meeting by Bill Needelman, Waterfront Coordinator.*

- 3. Facilities update** - *Kathy Alves, Facilities Director, Phil DiPierro, Project Manager. Facilities project update attached.*

- 4. Portland Fish Exchange update** –*Rob Odlin, PFX President; Robert Vanmeter, PFX Exchange Manager; Bill Needelman, Waterfront Coordinator.* – Verbal reports will be provided at the meeting.

- 1) Management Report
- 2) Joint Governance Subcommittee update

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

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- 6. Update on Infrastructure and Program Funding through CARES Act Funding** -, *Meredith Mendelson, Maine DMR Deputy Commissioner, Phil DiPierro, Facilities Project Manager*

- 7. Proposal on Parking Management**
Postponed until an upcoming meeting

8. Adjournment

Attachments for the meeting packet:

Agenda Item 1: Draft Minutes from the May 8, 2023 Meeting

Agenda Item 2: Financial Statement

Agenda Item 3: Facilities Update

Executive Session Material to be sent under Confidential Cover prior to the meeting on Monday

DRAFT Meeting Minutes

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

**Remote Meeting Format – ZOOM
Platform**

PFFPA Board members present

Class B Director: *Representing the fishing industry*
Ben Martens, Maine Coast Fishermen's Association
Vice President

Class C Director: *Representing the Commissioner of the Maine DOT*
Chris 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
Treasurer

PFFPA Board members absent

Class A Director: *Member of the Portland City Council*
Regina Phillips

Ex-Officio Director: *President of the Board of Directors of the Portland Fish Exchange*
Rob Odlin

Staff Members Present

Phil DiPierro, Facilities Project Manager
Michael Goldman, Corporation Counsel
Mary Davis, Interim HEDD Director
Kaela Gonzalez, ARPA Coordinator HEDD
Bert Jongerden, PFEX Contract Manager, Outgoing
Robert Vanmeter, PFEX Exchange Manager
Bill Needelman, Waterfront Coordinator, note taker

Approximately 3 members of the public attended by Zoom

1. Approval of March 13 Meeting Minutes

Motion to approve by Martens, 2nd by Mayo.

No discussion, no public comment. Needelman to correct title in attached draft.

Motion passed on a vote of 4-0 by all present

2. Financial update - Statement produced by Tonya Mitchell, Senior Admin Officer II, Finance

Department, presented at the meeting by Needelman.

3. Facilities update - Phil DiPierro, Project Manager.

Mr. DiPierro relayed that the concrete pile jacket project was underway and that the batter pile project was under contract and would begin in June. Additional pile wrapping is in planning. The power bleed issue was under evaluation. Miller Refrigeration continues to fine tune PFX chillers. Two additional camels installed at PFEX. Broken piles under evaluation. Spring clean up underway by SeaBreeze.

4. Taken out of Order - Update on Infrastructure and Program Funding through CARES Act Funding - Meredith Mendelson, Maine DMR Deputy Commissioner, Bert Jongerden, PFX Contract Manager

Mendelson described that CARES II funds have been reallocated to account for the increased costs of completing the piling project at the PFEX and ice storage at Vessel Services. Allocation of funds for seller rebates at the PFEX have been revised to better align with projected landings and are expected to last through most of the current fishing year. Ice and fuel subsidies have been revised as well, and are expected to last through the summer. Fishermen Feeding Mainers has been successful and critical to the success of the overall program to support the groundfish industry in Maine, and has been allocated additional funds to enable continued support for a significant portion of the upcoming fishing year.

5. Portland Fish Exchange update –Rob Odlin, PFX President; Bert Jongerden, contract manager; Bill Needelman, Waterfront Coordinator. Robert Vanmeter, PFX Exchange Manager.

1) Management Report

Vanmeter presented landings and financial notes.

2) FY24 Budget

Jongerden presented FY 24 budget. Audit moving forward discussed. The Board requested that the Exchange provide a Budget-to-Actual at its next meeting.

3) Rent Forgiveness Request – for FY23 and FY24

Board members discussed preference to address FY23 first, and to add FY24 Rent to the FY24 budget shortfall funding request to be taken up as separate item (see below.)

Motion to approve abating FY23 rental payments due from the Portland Fish Exchange to the Portland Fish Pier Authority. *Motion by Martens, 2nd by Mayo.*
No Public Comment.

Motion passed on a vote of 4-0 by all present

4) FY24 Funding Request Letter

Motion to provide \$80,000 of funds requested by the Portland Fish Exchange to cover anticipated shortfalls in their FY24 budget, including 2024 rent payments to the Portland Fish Pier Authority. Additionally, the Portland Fish Exchange will report quarterly to the Portland Fish Pier Authority on how the monies are spent. *Motion by Mayo, 2nd by O'Connell*

No Public Comment.

Motion passed on a vote of 4-0 by all present

5) Joint Governance Subcommittee update

Needelman briefed the Board on the status of the potential board merger process with thanks to Joint Governance Committee Chair, John Arnold. Next steps include requesting the outside Counsel to generate a "plan of merger" for consideration by the committee and both boards of directors. Anticipated costs for legal support have been quoted at +/- \$15,000.

Motion to allocate \$15,000 towards board merger legal fees supporting the Joint Governance Subcommittee process.

Motion by Mayo, 2nd by Mendelson

No Public Comment.

Motion passed on a vote of 4-0 by all present

6. **Proposal on Parking Management**

Postponed until an upcoming meeting

7. **Remote Meeting Policy** – *Consistent with City policy and Maine public meeting regulations, the Board was asked to adopt the attached remote meeting policy.*

Motion to approve the attached Remote Meeting Participation Policy.

Motion by Martens, 2nd by O'Connell.

No Public Comment.

Motion passed on a vote of 4-0 by all present

8. Taken out of order. **Salary Reimbursement Request for funding a portion of the Waterfront Coordinator Position for the 2022 fiscal year totaling +/- \$61,476.**

Mary Davis, Housing and Economic Development Director, presented the request to cover fifty (50) percent of the FY2024 annual compensation costs (which includes benefits) for the City Waterfront Coordinator position

Motion to approve

Motion by O'Connell, 2nd by Mayo.

No Public Comment.

Motion passed on a vote of 4-0 by all present

9. **Marine Trade Center Lease Negotiations**

Motion to go into executive session pursuant to 1 M.R.S.A. 405(6)(c) for a discussion of real estate negotiations.

Motion by Mendelson, 2nd by O'Connell.

No Public Comment.

Motion passed on a vote of 4-0 by all present

Board came out of executive session for the purposes of adjourning

10. Other Business

Prompted by Mr. Martens, the Board discussed their sincere appreciation for Bert Jongerden's many years of service and his commitment to the seafood economy of Maine by coming out of retirement no less than four times to provide interim management and manager training during a challenging time for the Exchange from 2020 to the present.

11. Adjournment

The Board adjourned at 4:55.

Attachments included with the meeting packet:

- | | |
|----------------|---|
| Agenda Item 1: | Draft Minutes from the March 13, 2023 Meeting |
| Agenda Item 2: | Financial Statement |
| Agenda Item 3: | Facilities Update |
| Agenda Item 4: | 1) Management Report |
| | 2) FY24 Budget |
| | 3) Rent Forgiveness Letter |
| | 4) FY24 Funding Request Letter |
| Agenda Item 7: | Remote Meeting Policy |
| Agenda Item 9: | Waterfront Coordinator Salary Contribution Memo |

Executive Session Material was sent under Confidential Cover prior to the meeting on Monday

**Fish Pier Authority
FY22 Budget Status
As of June 7 2023**

Agenda 2
Financial Statement, May 2023

	FY23 Budget	YTD	Balance	%	FY22 YTD	FY23 vs. FY22	%
Revenue:							
<i>Miscellaneous</i>	14,395	5,071	9,324	35.2%	6,377	(1,306)	-20.5%
<i>Berthing</i>	29,376	24,929	4,447	84.9%	27,696	(2,767)	-10.0%
<i>Parking</i>	399,844	428,413	(28,569)	107.1%	398,833	29,580	7.4%
<i>Ground Rent (Leases)</i>	199,833	189,973	9,860	95.1%	200,712	(10,739)	-5.4%
Total Revenue	643,448	648,385	(4,937)	100.8%	633,618	14,767	2.3%
Expenditures:							
<i>Admin. and Maint. Services</i>	95,748	88,717	7,031	92.7%	75,761	12,956	17.1%
<i>Travel/Training/Meetings</i>	1,500	0	1,500	0.0%	0	0	#DIV/0!
<i>Contractual Services</i>	21,663	14,352	7,311	66.2%	16,678	(2,326)	-13.9%
<i>Engineering Services</i>	26,000	25,658	342	98.7%	6,467	19,191	296.8%
<i>Printing/Copying</i>	600	892	(292)	148.7%	817	75	9.2%
<i>Equipment Repair</i>	12,000	4,005	7,995	33.4%	13,095	(9,090)	-69.4%
<i>Land/Pier/Building Repair</i>	215,000	16,243	198,757	7.6%	141,240	(124,997)	-88.5%
<i>Insurance</i>	15,120	0	15,120	0.0%	12,250	(12,250)	-100.0%
<i>Supplies</i>	13,500	6,098	7,402	45.2%	903	5,195	575.3%
<i>Electricity</i>	15,000	9,024	5,976	60.2%	11,855	(2,831)	-23.9%
<i>Debt Service</i>	11,086	11,086	0	100.0%	11,612	(526)	-4.5%
Total Expenditures	416,131	176,074	251,143	42.3%	290,678	(114,604)	-39.4%
Net Revenues Over(Under) Expenditures	227,317	472,311	(244,994)		342,940	129,371	37.7%



PORTLAND MAINE

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To: Portland Fish Pier Authority Board
From: Philip DiPierro, Facilities Project Manager
Date: June 9, 2023
RE: Facilities Update
CC: Kathy Alves, Facilities Director

Please find below a listing of the monthly improvements to the Portland Fish Pier by the Public Buildings and Waterfront Department:

Updates for May 2023

- Pepperell Cove Marine finished the pile jacket work at Sorting Pier 1 Extension. 28 piles have been wrapped and grouted, and concrete spalling has been repaired. All work was completed on time and within the contract budget.
- Prock Marine has started the batter pile strengthening project at Sorting Pier 1. Prock is currently in the process of completing the layout for the pile installations, and removing the bracing under the pier.
- Staff is pursuing options for wrapping the remaining piles at Sorting Pier 1.
- AAA Energy Service Co. has completed the power demand data logging phase of the of the main electrical switchgear equipment in the substation. Power demand at the Fish Exchange has been fluctuating over the past several months and is unusually high. A report of their findings will be submitted once they have had a chance to review the data.
- Miller Refrigeration continues to work on the refrigeration system in the Fish Exchange building. New pumps for the cooling towers have been installed. Two new oil/water separators have been ordered for the refrigeration system to help increase cooling efficiency.
- Two new wood camels have been purchased and installed. One has been installed along the bulkhead wall in the Net Yard, and the other has been installed along the west side of Sorting Pier two. Two existing wood camels along the bulkhead wall in the Net Yard have been rebuilt including new hardware and repositioning of the tire bumpers.
- Pier repairs due to fishing boat mishaps have been completed. Fore River Dock & Dredge replaced several broken piles (5), and pulled others (2) for re-bolting, throughout the facility.
- Seabreeze Property Services completed spring clean-up and mulching work throughout the facility. Lawn maintenance and weed control is ongoing for the season.
- JW Hale is in the process of addressing needed ongoing maintenance repairs throughout the facility, including chock and whale repairs, fixing ladder bolted connections, bracing, and rungs; rebolting loose piles; and repairing camels, etc.

Updates for March & April 2023

- Pepperell Cove Marine started the pile jacket work at Sorting Pier 1 Extension during the first week of April. To date, 10 of the 28 piles have been wrapped and grouted. Work is expected to continue on the project through the month of May.
- Prock Marine has been awarded the contract for the batter pile strengthening project at Sorting Pier 1. Materials have been ordered and work is expected to start in June.
- Staff is pursuing options for wrapping the remaining piles at Sorting Pier 1.
- AAA Energy Service Co. has been hired to install data logging equipment in the substation

main electrical switch gear in order to track power demand. Power demand at the Fish Exchange has been fluctuating over the past several months and is unusually high. Data logging is the first step in an effort to find out why.

- Miller Refrigeration continues to work on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Two new wood camels have been purchased for installation along the Net Yard bulkhead.
- Fore River Dock & Dredge is scheduled to replace several broken piles throughout the facility.
- Seabreeze Property Services started grounds maintenance and spring clean-up work for the season.
- Ongoing repairs continue throughout the facility to address a list of maintenance items i.e. chocks, whalers, ladders, loose piles, etc.

Updates for February 2023

- Miller Refrigeration continues to work on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Staff continues to meet with Pepperell Cove Marine to discuss logistics for the Service Pier 1 Extension, pile jacket project. Work is expected to start on the project within the next couple weeks depending on weather.
- Prock Marine has been awarded the contract for the Fish Pier Repair project at Service Pier 1. The City is in the process of finalizing the contract with Prock, and work is expected to begin in June.
- Staff is pursuing options for wrapping the remaining piles at Service Pier 1.
- Seabreeze Property Services will begin grounds maintenance work as soon as weather permits.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.

Updates for December 2022 through January 2023

- Miller Refrigeration continues to work on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Staff continues to meet with Pepperell Cove Marine to discuss logistics for the Service Pier 1 Extension, pile jacket project. Work is expected to start on the project in March 2023.
- Based on the bids and costs that were submitted for the Fish Pier Pile Repair project, the scope of work for the project has been changed. Service Pier 1 is the only pier that will be upgraded at this time. Prock Marine has been awarded the contract for this phase of the project.
- Staff is pursuing options for wrapping the remaining piles at Service Pier 1.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.

Updates for November 2022

- Miller Refrigeration is still working on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Staff met with Pepperell Cove Marine to discuss logistics for the pile jacket project. Materials are being ordered and work staging areas are being discussed. Work is expected to start on the project in March 2023.
- Four bids for the Fish Pier Pile Repair project were received and Prock Marine was the low bidder. All bids came in much higher than expected, and staff is currently working on a plan on how best to proceed.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.

Updates for July through October 2022

- Upgrades associated with the refrigeration system in the Fish Exchange building are under construction. Miller Refrigeration has been working throughout the summer to complete the work.
- Tec Associates completed the bid package for the pile jacket project for the pier extension at sorting pier 1. The project went out to bid in September and Pepperell Cove Marine won the bid. Work is expected to start on the project in March 2023.
- Tec Associates completed the bid package for the pier repair project and it is out to bid. Bids are due on December 7, 2022.
- Four new camel, chain, and weight assembly units have been installed at Sorting Pier 1. One existing camel assembly unit has been relocated to Sorting pier 2.
- Two new ladders have been installed within the Fish Exchange complex. One ladder was replaced at sorting pier 2 outside the PFEX, and one ladder along the bulkhead wall in the net yard was replaced.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.
- Seabreeze Property Services continues to work on sweeping and seasonal maintenance activities.
- Zebra Striping completed crosswalk striping at five locations throughout the site.

Updates for May & June 2022

- Upgrades associated with the refrigeration system in the Fish Exchange building are under construction. Miller Refrigeration has been hired to complete the work.
- Tech Associates continues to work on a bid package for the pile jacket and pier repair project.
- The four camels that were recently delivered have not yet been installed. They are scheduled to be installed within the next 1 to 2 weeks.
- Two ladders will be replaced within the Fish Exchange complex. One ladder is scheduled to be replaced at sorting pier 2 outside the PFEX, and one ladder along the bulkhead wall in the net yard will be replaced.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.
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As of June 7 2023**

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- Staff is pursuing options for wrapping the remaining piles at Sorting Pier 1.
- AAA Energy Service Co. has been hired to install data logging equipment in the substation

main electrical switch gear in order to track power demand. Power demand at the Fish Exchange has been fluctuating over the past several months and is unusually high. Data logging is the first step in an effort to find out why.

- Miller Refrigeration continues to work on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Two new wood camels have been purchased for installation along the Net Yard bulkhead.
- Fore River Dock & Dredge is scheduled to replace several broken piles throughout the facility.
- Seabreeze Property Services started grounds maintenance and spring clean-up work for the season.
- Ongoing repairs continue throughout the facility to address a list of maintenance items i.e. chocks, whalers, ladders, loose piles, etc.

Updates for February 2023

- Miller Refrigeration continues to work on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Staff continues to meet with Pepperell Cove Marine to discuss logistics for the Service Pier 1 Extension, pile jacket project. Work is expected to start on the project within the next couple weeks depending on weather.
- Prock Marine has been awarded the contract for the Fish Pier Repair project at Service Pier 1. The City is in the process of finalizing the contract with Prock, and work is expected to begin in June.
- Staff is pursuing options for wrapping the remaining piles at Service Pier 1.
- Seabreeze Property Services will begin grounds maintenance work as soon as weather permits.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.

Updates for December 2022 through January 2023

- Miller Refrigeration continues to work on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Staff continues to meet with Pepperell Cove Marine to discuss logistics for the Service Pier 1 Extension, pile jacket project. Work is expected to start on the project in March 2023.
- Based on the bids and costs that were submitted for the Fish Pier Pile Repair project, the scope of work for the project has been changed. Service Pier 1 is the only pier that will be upgraded at this time. Prock Marine has been awarded the contract for this phase of the project.
- Staff is pursuing options for wrapping the remaining piles at Service Pier 1.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.

Updates for November 2022

- Miller Refrigeration is still working on the refrigeration system in the Fish Exchange building. The new system is partially operational, and there are still some issues that are in the process of being worked out.
- Staff met with Pepperell Cove Marine to discuss logistics for the pile jacket project. Materials are being ordered and work staging areas are being discussed. Work is expected to start on the project in March 2023.
- Four bids for the Fish Pier Pile Repair project were received and Prock Marine was the low bidder. All bids came in much higher than expected, and staff is currently working on a plan on how best to proceed.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.

Updates for July through October 2022

- Upgrades associated with the refrigeration system in the Fish Exchange building are under construction. Miller Refrigeration has been working throughout the summer to complete the work.
- Tec Associates completed the bid package for the pile jacket project for the pier extension at sorting pier 1. The project went out to bid in September and Pepperell Cove Marine won the bid. Work is expected to start on the project in March 2023.
- Tec Associates completed the bid package for the pier repair project and it is out to bid. Bids are due on December 7, 2022.
- Four new camel, chain, and weight assembly units have been installed at Sorting Pier 1. One existing camel assembly unit has been relocated to Sorting pier 2.
- Two new ladders have been installed within the Fish Exchange complex. One ladder was replaced at sorting pier 2 outside the PFEX, and one ladder along the bulkhead wall in the net yard was replaced.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.
- Seabreeze Property Services continues to work on sweeping and seasonal maintenance activities.
- Zebra Striping completed crosswalk striping at five locations throughout the site.

Updates for May & June 2022

- Upgrades associated with the refrigeration system in the Fish Exchange building are under construction. Miller Refrigeration has been hired to complete the work.
- Tech Associates continues to work on a bid package for the pile jacket and pier repair project.
- The four camels that were recently delivered have not yet been installed. They are scheduled to be installed within the next 1 to 2 weeks.
- Two ladders will be replaced within the Fish Exchange complex. One ladder is scheduled to be replaced at sorting pier 2 outside the PFEX, and one ladder along the bulkhead wall in the net yard will be replaced.
- Ongoing repairs continue throughout the facility to address a list of maintenance items.
- Seabreeze Property Services is working on sweeping and seasonal maintenance activities.