

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
July 10, 2023, 3:00 PM

PFPA Board Members:

Class A Director: Member of the Portland City Council - 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

Location - Via Zoom Link Below:

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/85639381159?pwd=YmZPVjE4cUFUT05HRWkzaGthTWtndz09>

Passcode: 532288

Or One tap mobile :

+19292056099,,85639381159# US (New York)

+13017158592,,85639381159# US (Washington DC)

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 305 224 1968 US

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 646 931 3860 US

+1 689 278 1000 US

+1 719 359 4580 US

+1 253 205 0468 US

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 360 209 5623 US

+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

+1 669 900 6833 US (San Jose)

Webinar ID: 856 3938 1159

International numbers available: <https://portlandmaine-gov.zoom.us/u/kbA9QMif05>

For Public Comment:

To submit written public comment on an Agenda item, email edd@portlandmaine.gov Submissions must be received by 12:00 p.m. the day before the Portland Fish Pier Authority Board meeting to guarantee their inclusion in the Agenda packet. All submissions must include the commenter's name and legal address. To help ensure your comment is submitted for the correct item, please include the name of the Agenda item (see below).

1. Approval of June 12, 2023, meeting Minutes.

- a. Draft meeting Minutes attached.

Action Item/Public Comment

NOTE: Agenda Items Nos. 2, 3, and 4 will be abbreviated verbal updates on regular business with the intention of getting to Agenda Item No. 6 as soon as possible.

2. Financial Update - Statement produced by Tonya Mitchell, Senior Admin. Officer II, of the Finance Department and will be presented verbally at the meeting by Bill Needelman, Waterfront Coordinator.

3. Facilities Update - Kathy Alves, Facilities Director; Phil DiPierro, Project Manager. Facilities project update will be presented verbally at the meeting.

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. Set next meeting date of this Board.

6. 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 and June 12, 2023, meetings, Staff has provided additional analysis for the Board's consideration under separate confidential cover.

The Board is asked to hold an Executive Session to continue their review of the lease amendments and potential implications 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

7. Adjournment.

DRAFT Meeting Minutes

**PORTLAND FISH PIER AUTHORITY BOARD OF
DIRECTORS**

June 12, 2023, 3:00pm

**Remote Meeting Format – ZOOM
Platform**

PFPA Board members present

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

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

PFPA Board members absent

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

Staff present

Robert Vanmeter, PFEX Exchange Manager
Phil DiPierro, Facilities Project Manager
Mary Davis, HEDD
John Peverada, Parking Manager
Michael Goldman, Corporation Counsel
Lori Paulette, HED Principal Administrative Officer
Bill Needelman, Waterfront Coordinator, note taker

Two members of the public attended on the zoom

1. Approval of May 8, 2023 Meeting Minutes

Draft minutes were attached in the meeting packet.

Motion to Approve: Motion by Martens, 2nd by Mayo. No Public Comment.
Motion passed by vote of 5-0 by all present.

2. Financial update - Statement produced by Tonya Mitchell, Senior Admin Officer II, Finance Department was attached and was presented at the meeting by Bill Needelman, Waterfront

Coordinator. No questions.

3. **Facilities update** - Phil DiPierro, Project Facilities Manager, provided a summary of the attached facilities project update.
4. **Portland Fish Exchange update** –*Rob Odlin, PFX President; Robert Vanmeter, PFX Exchange Manager; Bill Needelman, Waterfront Coordinator.*
 - 1) *Management Report* - Written report of landings will be provided at the next meeting.
 - 2) *Joint Governance Subcommittee update* – Needelman reported that the attorneys at Bernstein Shur were preparing a draft plan of merger for consideration by the Joint Governance Committee in late June or July.
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*

Motion to go into executive session pursuant to 1 M.R.S.A. 405(6)(c) for a discussion of matters regarding real estate negotiations. Moved by Odlin, 2nd by O’Connell. No Public Comment. **Motion passed on a vote of 5-0 by all present.**

Mr. O’Connell left the meeting at the conclusion of the MTC discussion.

Motion to come out of executive session. Moved by Mayo, 2nd by Odlin. **Motion passed on a vote of 4-0 by all present.**

6. **Update on Infrastructure and Program Funding through CARES Act Funding**
Postponed
7. **Proposal on Parking Management**
Postponed
8. **Adjournment** Meeting adjourned at approximately 4:00pm