

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
August 21, 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/87422788407?pwd=OEF6WWFmYU9oQUpSQTM4dG90ZW8wUT09>

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Or One tap mobile :

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Or Telephone:

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

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+1 386 347 5053 US

+1 507 473 4847 US

+1 564 217 2000 US

+1 669 444 9171 US

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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 July 10, 2023 Meeting Minutes

- a. Draft meeting minutes attached.

Action Item/Public Comment

NOTE: Regular updates will be postponed until the next meeting of the Board.

2. 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. 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 the Marine Trade Center (MTC) on 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, June 12, and July 10, 2023 meetings, Staff discussed the status of the negotiation with Greg Davidson and requested additional information as requested by the Board. Mr. Davidson has provided a confidential letter for the Board's consideration in Executive Session. A separate packet of Executive Session materials will be emailed to the Board under 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

3. Adjournment

DRAFT Meeting Minutes

**PORTLAND FISH PIER AUTHORITY BOARD OF
DIRECTORS**

July 10, 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

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 *Joined after Item #3*

Board members absent

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

Staff present

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

Approximately 3 members of the Public attended by Zoom

1. Approval of June 12, 2023 Meeting Minutes

Draft minutes were attached.

Motion to approve. Motion by Martens, 2nd by Mayo. No discussion, no public comment.
Passed by vote of 4-0, Odlin and Phillips absent

Agenda Items 2, 3, and 4 were introduced by Needelman as abbreviated verbal updates on regular business with the intention of getting to Agenda Item 6 as soon as possible.

2. **Financial update** - *Postponed to next meeting*
3. **Facilities update** - *Facilities Director, Phil DiPierro, Project Manager. Facilities projects were presented verbally at the meeting.*
4. **Portland Fish Exchange update** –*Robert Vanmeter, PFX Exchange Manager; Bill Needelman, Waterfront Coordinator. –*
 - 1) Management Report. Vanmeter provided a verbal report on landings and use of LOC (down to zero.)
 - 2) Joint Governance Subcommittee update. Needelman noted that the draft bylaws were under review by Burstein Shur.
5. **Setting the Next Meeting Date: Tentatively, August 21, 2023**
6. **Marine Trade Center Lease Negotiations** – *Needelman; Michael Goldman, Corporation Counsel; Jason Howe, Preti Flaraty; Greg Davidson, Marine Trade Center; Sam Davidson, Marine Trade Center*

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 provided additional analysis for the Board's consideration under separate confidential cover.

The Board was asked to hold an executive session to continue their review of the lease amendments and potential implications for possible vote at a later meeting.

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

Motion by Mendelson, 2nd by Mayo. No discussion and no Public Comment. Passed by vote of 5-0 by all present.

Motion to come out of executive session. Motion by Mayo, 2nd by O'Connell. Passed by all present.

7. Meeting Adjourned at +/-5:15.

Attachments provided in the meeting packet:

Agenda Item 1: Draft Minutes from the June 12, 2023 Meeting

Executive Session Material sent by email to the Board under Confidential Cover