

## FINAL Meeting Minutes

### PORTLAND FISH PIER AUTHORITY BOARD OF DIRECTORS

February 13, 2023, 3:00pm

#### Remote Meeting Format – ZOOM Platform.

##### PFFA Board members

**Class A Director:** Member of the Portland City Council - **Regina Phillips, absent**  
**Class B Director:** Representing the fishing industry - **Ben Martens, MCFA, present**  
**Class B Director:** Representing the fishing industry - **vacant**  
**Class C Director:** Representing the Commissioner of the Maine Department of Transportation – **Chris Mayo, present.**  
**Class C Director:** Representing the Commissioner of the Maine Department of Marine Resources - **Meredith Mendelson, President, present**  
**Ex-Officio Director:** Representing the City Manager - **Brendan O’Connell, Finance Director, present**  
**Ex-Officio Director:** President of the Board of Directors of the Portland Fish Exchange – **Rob Odlin, present**

##### **Staff present:**

Lori Paulette, HEDD

Mary Davis, HEDD

Phil DiPierro, Facilities

Bert Jongerden, Interim PFX Gen Manager

**Public:** Approximately 6 members of the public attended remotely.

#### **1. Approval of December 21, 2022 Meeting Minutes**

**Motion to approve** by Mayo, 2<sup>nd</sup> by O’Connell, No public comment, no amendments.  
**Motion passed by vote of 5-0** by all present.

#### **2. Update on Infrastructure Funding through CARES Act**

Bert Jongerden updated the board on use of funds in the Exchange including continuing work on refrigeration, which may require +/- \$60K.

Meredith Mendelson noted that unspent CARES I will be reallocated to Fishermen Feeding Mainers (FFM.) CARES II will reallocate funds to the pier repair project to complete the first phase with the remaining to support fee rebates and FFM. Phil DiPierro noted that the pile jacket, batter piling project will concentrate on sorting pier #1 and is under contract.

Board discussed success of the fee rebate program.

Rob Odlin noted the need for updates to the shore power for PFX berthing. Jongerden noted that estimates for power pedestal replacement were in process. Mendelson noted the need for PFX board priorities. Odlin will circle back.

3. **Financial update** - Current financial statements were presented for the Board's review and are attached to these minutes.
4. **Facilities update**  
Mr. DiPierro further described the status of the batter pile and pile jacket project on sorting pier #1. An updated Facilities Report is attached to these minutes
5. **Portland Fish Exchange update** - Bert Jongerden, PFX, Rob Odlin, PFX President, Bill Needelman

#### **PFX Landings**

Jongerden presented a landings update (attached to these minutes) noting improved numbers compared to the previous year. With good weather, February is also looking improved.

Odlin noted challenges with quota for next year – specifically haddock reductions.

DiPierro inquired about power drains (resolved.)

Odlin inquired about a solar installation for the PFX roof.

Mendelson expressed concern with the volume of fish scratched and reliance on Fishermen Feeding Mainers. Jongerden to get the numbers.

Ben Martens noted that FFM is slowing down on buying after the volume had increased unsustainably.

#### **Public**

Alan Tracy expressed concern that the volume of fish reported isn't tied to the financial budget.

#### **Governance Subcommittee**

Odlin relayed progress of the committee but noted that it would take time.

Martens suggested developing a timeline.

Odlin conveyed that there was urgency to hire an exchange manager.

#### **Request for Rent Abatement** (request letter attached to these minutes)

Jongerden described the current year expectations for landings (+/-1.7million pounds) leaving the PFX in deficit. Reduced quota next year may be offset by new boats coming in, resulting in an expectation of flat landings year to year (2023 to 2024.)

O'Connell relayed his comfort with a one year abatement, but wanted to see progress on the governance process.

Martens inquired about the impact of kelp landings on revenues. (BJ: Helpful, but fish landings are 60% of revenue with sublease revenues making up most of the balance.)

Kelp is part of the "warehousing" line item, which is not as significant – but still helpful.)

Mayo asked, what is the breakeven landing #? (BJ: Presenting 2024 budget next week to PFX Board and will return with #'s to break even.) Mayo supports the need, but it's difficult.

Odlin noted the variables related to revenues and emphasized the value of the service.

O'Connell inquired as to the cumulative rent abatement this year? (BJ: \$30K)

Mayo expressed support for the PFX but noted the need for solvency

Mendelson asked to see (abatement request) as part of an end of this fiscal year budget process.

#### **Public**

Alan Tracy. As a member of the NEFMC, it is possible to see what coming for allocations attached to sectors. However, inconsistent management at the PFX hasn't allowed that kind of observation. Haddock and hake are going to be challenging

**End Public**

**Motion for a one year rent abatement for the PFX.** Motion by O'Connell 2<sup>nd</sup> by Odlin

Martens offered that ending with the Fishing year (April 30) would work with the PFX budget.

**Motion Amendment to abate rent payments to the end of the PFX fiscal year (April 30, 2023.)** Motion by Martens, 2<sup>nd</sup> by Mayo. **Amendment passed by vote of 5-0** by all present (Phillip absent)

**Main Motion, as amended, passed by vote of 5-0** by all present (Phillip absent)

6. **Communication regarding parking management** – Needelman related a suggestion from Parking Manager, John Peverada, that a pay kiosk may be a worth while expense to allow revenues for off hour parking to accrue. An estimate for kiosk installation will be provided for an upcoming meeting.
7. **Adjournment:** Meeting adjourned at approximately 4:22pm

**Attachments:**

|               |                                                |
|---------------|------------------------------------------------|
| Agenda Item 3 | Financial Update                               |
| Agenda Item 4 | Facilities Update                              |
| Agenda Item 5 | PFX Update.<br>Rent forgiveness request letter |