

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
April 28, 2025, 1:00 PM
Remote Special Meeting Format on the Zoom Platform

PFPA Board Members

Class A Directors: Groundfish Harvester or Representative

Mary Hudson, MCFA

Tracy Pearce

Class B Directors: Groundfish Buyers

Nick Alfiero, Harbor Fish Market

Tim Merrill, Merrill's Seafood

Class C Directors: Representing the seafood industry of the State of Maine

Rob Odlin, Representing the Lobster Industry

Matthew Moretti, Representing the Aquaculture Industry

Class D Director: Representing the Public at Large

John Arnold

Class E Director: Representing the City Council

Wesley Pelletier, District 2

Ex-Officio Members of the Board of Directors:

Representing the Commissioner of the Maine DOT

Chris Mayo

Representing the Commissioner of Maine DMR

Meredith Mendelson, Department of Marine Resources, President

Representing the Portland City Manager

Brendan O'Connell, Finance Director, Treasurer

*******Meeting Link*******

Please click the link below to join the webinar:

<https://portlandmaine-gov.zoom.us/j/84279095017?pwd=XiuJzixjJVkilgvp5bgKyp5nmtLrBH.1>

Panelists will receive their own unique link via email on the day of the meeting.

1. **Nomination and vote for additional Board Members to join the following subcommittees:**
 - a.
 - i. Finance Subcommittee
 - ii. Portland Fish Exchange Subcommittee

Action Item - Public Comment
2. **Executive Session to for attorney advice/education.**
 - a. **Note:** Pursuant to 1. M.R.S.A. 405(6)(e), the Board will go into executive session for attorney advice and education.
Action Item - Public Comment
3. **Approval of March 20, 2025 Meeting Minutes**
 - a. March 20, 2025 PFPA Draft Meeting Minutes attached.
Action Item - Public Comment

4. **Financial Update - Statement produced by Tonya Mitchell, Senior Admin Officer II, Finance Department is attached and will be presented at the meeting by Kaela Gonzalez, ARPA Program Coordinator**
- a. See attached financial statement for April 2025.
5. **Presentation by Tec Associates on the Fish Pier Condition and prioritized projects.**
- a. See attached TEC Associates presentation.
6. **Review and vote on Portland Fish Exchange Shore Power Upgrade Project - Phil DiPierro, Project Manager.**
- a. See attached memorandum and preliminary concept maps.
Action Item - Public Comment
7. **Review and vote on proposed overnight parking at the Front Fish Pier Lot.**
- a. See attached correspondence.
Action Item - Public Comment
8. **Portland Fish Exchange Update - Robert Vanmeter, PFX Exchange Manager.**
- a. See attached update.
- b. Review and vote on the proposed new buyer, Atlantic Offshore Fishery. See attached application.
Action Item - Public Comment
9. **Review and vote to accept the proposed Portland Fish Exchange FY2026 Budget - Robert Vanmeter, PFX Exchange Manager.**
- a. See attached proposed FY2026 Portland Fish Exchange Budget.
Action Item - Public Comment
10. **Review and vote on the amended and restated Lease Agreement with 10 Portland Fish Pier LLC (Lot #10).**
- a. **Suggested Motion:** Motion to (i) approve the Amended and Restated Lease Agreement between the Portland Fish Pier Authority and 10 Portland Fish Pier LLC in substantially the form attached to the agenda and (ii) consent to the Assignment and Assumption of Lease agreement in substantially the form attached to the agenda, and (iii) authorize the President of the Board to execute said lease and assignment agreements and any other documents necessary or appropriate to effectuate the intent of said agreement.

Note: Pursuant to 1 M.R.S.A. 405(6)(F) and 5 M.R.S.A. 13119—A, the Board may go into executive session to review proprietary confidential information associated with this lease.

Action Item - Public Comment

- 11. Review request from Bristol Seafood to install concrete pad for refrigeration equipment.**
 - a. See attached request from Bristol Seafood and lease materials.
- 12. Board and Staff discussion on items not on the Agenda**
- 13. Next Regular Meeting Date: May 15, 2025**
- 14. Adjournment**