

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
August 12, 2019, 3:00 PM
Room 209
389 Congress Street

1. Orientation Map

- a. See attached map.

2. Approval of June 10, 2019 Meeting Minutes.

- a. See attached draft Minutes.

3. Financial Update - Produced by Rhonda Girard, Finance; presented by Bill Needelman.

- a. An up-to-date financial summary is attached.

4. Facilities Update

- a. A summary of recent projects will be provided at the meeting.

5. Options for an Advisory Group to the PFPA Board of Directors - Bill Needelman

- a. Continued discussion from previous meeting.

Options for enhanced industry engagement to the PFPA, including a potential Advisory Group, will be presented at the meeting. A summary table of options is attached.

6. Portland Fish Pier Strategic Planning - All

- a. The Board will hold a framing discussion on potential strategic planning options.

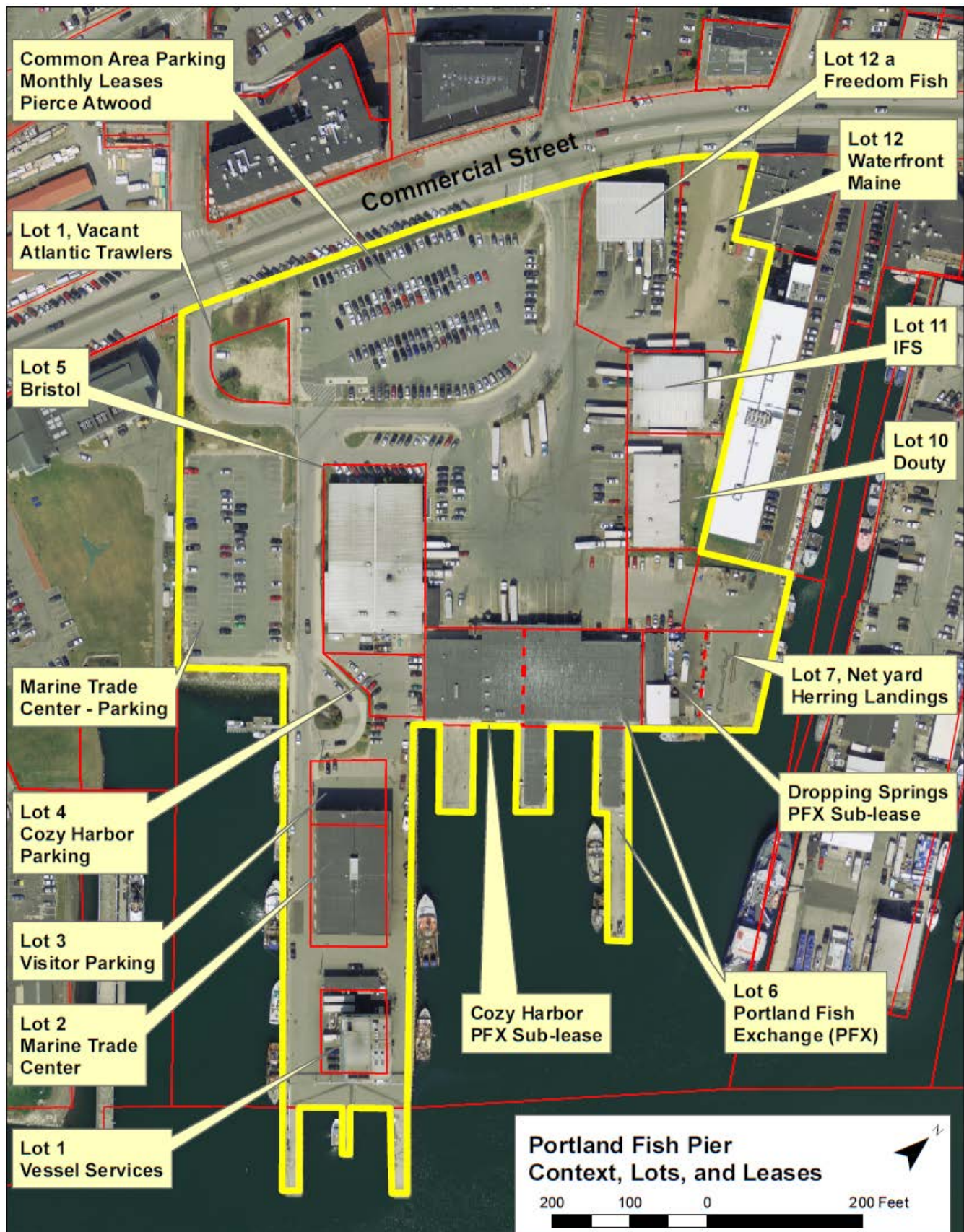
7. Lot 1 Development - Status Update from Bill Needelman

- a. Consistent with Executive Session Statute 1 MRSA 405(6)(C) and (E), the Board may go into executive session to discuss this item.

8. Commercial Street Operations and Master Plan

- a. Status update and suggested use of Fish Pier common area for truck staging/Bill Needelman

Orientation aerial photo, Context, Lots, and Leases



Draft Minutes

**PORTLAND FISH PIER AUTHORITY BOARD OF
DIRECTORS**

June 10, 2019, 3:00pm

Room 209

389 Congress Street

Board members attending:

Nick Mavodones, President
Tom Valleau, Vice President (joined as of item #6)
Meredith Mendelson, DMR
Matthew Burns, MaineDOT

Members absent

Brendan O'Connell, City of Portland

Staff

Bill Needelman, Waterfront Coordinator
Bert Jongerden, PFX
Phil Dipierro, Facilities Project Manager

Public

John Bisnett, lobsterman
Bill Coppersmith, MLU
Dan Jacques, Waterfront Maine
Alan Tracy, Vessel Services
Peter Handy, Bristol
Mark Lerman, Cozy
John Norton, Cozy
Ben Martin, MCFA

Board members welcomed to new Board Member, Matthew Burns, MaineDOT

1. Approval of April 8, 2019 and February 11, 2019 Meeting Minutes

Action Item:

The April 8, 2019 and February 11, 2019 minutes were approved with no changes.

Motion by MM, 2nd by MB, passed by vote of 3-0.

2. Financial update - Produced by Rhonda Girard, Finance, presented by Bill Needelman
An up to date financial summary was reviewed by the Board.

3. Fish Exchange update - Bert Jongerden, PFX, Tom Valleau, PFX President

Mr. Jongerden noted that at the end of the fiscal year, the PFX landed its budgeted 3 million

pound of groundfish and had a modest cash surplus. June was slow due to weather. Cod had small additional quota open up but dogfish cut into the catch. Monkfish were doing well. The PFX had a new buyer from NS. PFX staff were not able to staff the Walk the Working Waterfront this year, but will try for next. Recent tech upgrades in effect. Regulation changes may in future require 100% monitoring coverage on vessel, which will be a hardship to harvesters. Herring quota changes (low) waiting until July.

4. Facilities update - Phil DiPierro, Project Manager.

Mr. DiPierro provided a summary of recent projects as reflected in his written submission. Board members asked questions regarding carry over of funds to provide future cathodic protection – up for bid this month. Mr. Mavodones asked about stormwater fees – WBN to check. Ms. Mendelson inquired about the closing of gear recycling. Mr. DiPierro confirmed noting its replacement with a dumpster to be managed by PFX. Mr. Jongerden noted that the old program was “dumping” not recycling. Recycling could be expanded in future. Noted ghost gear reclamation project being conducted at the net yard by the Gulf of Maine Lobster Foundation with local contractors.

5. Portland Fish Exchange Lease and Sub-Lease Amendments, Update

Mr. Jongerden noted that the Cozy Harbor sublease runs until 2019

6. Proposal to add fishing representation to the PFPA Board of Directors – Bill Needelman
Continued discussion.

Board and staff continued their discussion of changes to the Board make up proposed by various representatives of the fishing community, including Maine Coast Fisherman's Association, Maine Lobsterman's Union, and the local ad hoc working waterfront group. The proposal, to add two fish harvesters to the Board, has been discussed at previous meetings.

BN described the process needed to change the Board make up (amendments to the articles of corporation by the City Council and then changes to the Bylaws by the PFPA board) and looked to the Board for direction.

President Mavodones noted the history of having a Fish Pier advisory board/committee in the past and opened the discussion to

Public Comment:

John Norton, Cozy Harbor: Provided deep background noting that the Authority was created after 2 years of direct management of the Fish Pier by the City. City management left the City Council in the middle between conflicts with harvesters, dealers, and processors. The PFPA was created to manage the property. The PFX board was designed to receive harvester input. Mr. Norton liked the idea of an advisory board, stressing the need for balance between harvesters/processors/dealers.

President Mavodones noted that the PFX has good policy coverage with harvester input.

Alan Tracy, Vessel Services, noted the need for more voices at this board and at the PFX. More board members would help to broaden input to the board. Now there is a 'singularity of

information' coming to the Board. There are management issues and need to look toward 'Fish Pier 2.0.' More voices important.

Ben Marten, MCFA: MCFA runs a sector (of catch quota.) Things are changing rapidly on the waterfront. More fishermen are coming to the MCFA statewide with fears of impacts. Current PFX management is a conduit for information, but there is a need for more avenues for input. Fishermen want to get involved. There are opportunities and there is optimism. MCFA supports more fishermen in the room.

Peter Handy, Bristol Seafood: Noted the opportunity for more stakeholder voices and communications – codified. There is a need to avoid conflicts. An advisory board could take feedback and feedback would be vetted by those without financial interests.

Mr Valleau joins

Bill Coppersmith, Harvester: Support harvesters on the board. It would facilitate communication – to and from the board. There is expertise available.

Dan Jacques, Waterfront Maine, Lot 12: Like the board as it is currently sitting. This is a good conversation , but not convinced that lobster interests are right for the board. An advisory board or the PFX board is the right venue.

Alan Tracy: Advisory committee with liaison to the PFPA Board (?) Concern with choosing who to serve.

End Public Comment

Ms. Mendelson noted her interest in receiving diverse input to the board – leaning toward a structure electronic format utilizing an “interested parties list.”

Mr. Mavodones stated an interest in an advisory group. The Board could evaluate an amendment to add a seat(s.) An advisory group could augment or substitute for the additional seat. Still unsure.

Could consider options: (1) add seats – checking to avoid redundancy on the PFX board. (2) Advisory board/committee.

Strategic thinking needs separate thought outside of this process – likely with outside expertise.

Mr. Jongerden noted that Ben Marten makes a good point. With boat consolidations and price issues, the “auction model” is stressed. In MA, processors are owning quota. We may be at a tipping point and need strategic thinking/planning.

Mr. Valleau expressed his hesitancy to support change of the board to included advocacy at the board level.

Mr. Mavodones: Advisory group?

Mr. Valteau: Support.

Mr. Burns expressed hesitancy to vote to add a seat. As a new member, he has to learn the ropes. The advisory group appears to be a good idea.

Ms. Mendelson: Tend to agree with Mr. Valteau.

Needelman to return at the next meeting with options for an advisory group.

Ms. Mendelson: The concept of strategic thinking for "Fish Pier 2.0" should come back for a future agenda item and discussion of issues informing a scope of study..

Mr. Mavodones: opened up the Public Comment.

John Norton: Consolidation is happening in groundfish and lobster. It's time for "strategic review" of the industry.

Ben Marten: An advisory committee would present LOTS of work for staff and could be cumbersome. Noted in the bylaws that an industry rep is intended to be on the Board, but DMR fills the seat.

A general discussion followed along comparable lines to above. Needelman to return with options for discussion at the August meeting.

7. Lot 1 Development – Status Update Bill Needelman

No action to date due to moratorium.

8. Election of Officers

The Office of Treasurer is open due to the change in the Class B, MDOT seat.

Motion by Valteau, 2nd by Mendelson: Elect Matt Burns as Treasurer of the Board of Directors.

Passed 4-0 by all present.

Fish Pier Authority
FY19 Budget Status
As of June 30, 2019

Revenue:	FY19 Budget		FY18 YTD		FY19 vs. FY18	
		YTD	Balance	%		%
Miscellaneous	14,430	20,189	(5,759)	139.9%	19,836	353
Berthing	29,376	29,143	233	99.2%	29,376	(233)
Parking	324,422	359,808	(35,386)	110.9%	304,990	54,818
Ground Rent (Leases)	178,152	187,630	(9,478)	105.3%	180,827	6,803
Total Revenue	546,380	596,770	(50,390)	109.2%	535,030	61,740
Expenditures:						
Admin. and Maint. Services	38,342	32,153	6,189	83.9%	31,058	1,094
Travel/Training/Meetings	1,500	0	1,500	0.0%	1,200	(1,200)
Contractual Services	21,219	20,375	844	96.0%	11,498	8,877
Engineering Services	23,000	8,296	14,704	36.1%	0	8,296
Printing/Copying	400	0	400	0.0%	0	0
Equipment Repair	10,000	14,142	(4,142)	141.4%	6,190	7,952
Land/Pier/Building Repair	225,000	98,333	126,667	43.7%	111,178	(12,845)
Insurance	13,440	10,750	2,690	80.0%	12,850	(2,100)
Supplies	13,500	4,418	9,082	32.7%	6,189	(1,771)
Electricity	15,000	16,141	(1,141)	107.6%	16,123	18
Stormwater	20,304	21,319	(1,015)	105.0%	20,304	1,015
Capital	0	0	0	0.0%	0	0
Debt Service	16,508	16,508	0	100.0%	26,974	(10,466)
Total Expenditures	398,213	242,433	155,780	60.9%	243,563	(1,130)
Net Revenues Over(Under) Expenditures	148,167	354,336	(206,169)		291,466	62,870
						21.6%

Fish Pier Authority
FY20 Budget Status
As of July 31, 2019

	FY20 Budget			FY19 YTD			FY20 vs. FY19	
		YTD	Balance		%		FY19	%
Revenue:								
Miscellaneous	17,120	0	17,120	0.0%		325	(325)	-100.0%
Berthing	29,376	0	29,376	0.0%		2,189	(2,189)	-100.0%
Parking	330,226	0	330,226	0.0%		16,767	(16,767)	-100.0%
Ground Rent (Leases)	182,456	0	182,456	0.0%		18,389	(18,389)	-100.0%
Total Revenue	559,178	0	559,178	0.0%		37,670	(37,670)	-100.0%
Expenditures:								
Admin. and Maint. Services	45,094	0	45,094	0.0%		2,362	(2,362)	-100.0%
Travel/Training/Meetings	1,500	0	1,500	0.0%		0	0	0.0%
Contractual Services	19,276	0	19,276	0.0%		646	(646)	-100.0%
Engineering Services	23,000	0	23,000	0.0%		0	0	0.0%
Printing/Copying	400	0	400	0.0%		0	0	0.0%
Equipment Repair	10,000	0	10,000	0.0%		0	0	0.0%
Land/Pier/Building Repair	215,000	0	215,000	0.0%		33,300	(33,300)	0.0%
Insurance	13,119	0	13,119	0.0%		0	0	0.0%
Supplies	13,500	0	13,500	0.0%		550	(550)	-100.0%
Electricity	15,000	0	15,000	0.0%		0	0	0.0%
Stormwater	20,304	0	20,304	0.0%		0	0	0.0%
Debt Service	12,486	0	12,486	0.0%		0	0	0.0%
Total Expenditures	388,679	0	388,679	0.0%		36,858	(36,858)	-100.0%
Net Revenues Over(Under) Expenditures	170,499	0	170,499			812	(812)	-100.0%

Portland Fish Pier Authority Board: Options for Enhanced Engagement						
Status Quo	Enhanced Digital outreach	Digital Forum	Standing Open Stakeholder Meetings (Likely offsetting months from PFPA Board meetings)	Self-Appointed Advisory Committee (Independent advocacy group with its own governance and management)	Appointed Advisory Committee (Official body with described charge and standing with the PFPA Board)	Expanded PFPA Board Membership (Add two seats on Board for fisheries industry representation)
• Common email list for all correspondence. • Request for input from board members, tenants, and interested parties. • Staff available by inquiry.	• Scheduled solicitation of ideas for future meetings. • Opportunity to solicit feedback on specific topics. • Establishing a common email list with “Reply all” option to promote exchange between members	• On Line/Email exchange possibly using a social media platform. • Allows for exchange between users. • Allows for posting of material by stakeholders. • Opportunity to solicit ideas for future meetings and feedback on specific topics. • Requires staff management and maintenance.	• Scheduled meetings with agendas. • Structured topics and feedback coordinated with PFPA agendas. • Advertised by staff from PFPA contact list (tenants, staff, interested parties) • Open to all - a “committee of the willing” • Requires staff management and limited material prep	• Advocacy group intended to track, evaluate, and comment on PFPA business. • Could be provided meeting space in City Hall. • PFPA Board could assign/request feedback on specific topics prior to Board decisions. • Limited or no staff support to emphasize independence. • Staff liaison to promote coordination and communication between AC and PFPA Board	• Appointed by either the PFPA Board or by City Council. • Roles and responsibilities would be included in PFPA bylaws. • Could have a structural role in PFPA meetings and agendas. • Would be available to provide recommendations on key decisions. • Subject to public meeting rules. • Scheduled meetings with agendas. • Structured topics and feedback coordinated with PFPA agendas. • Advertised by staff from PFPA contact list • Would require significant staff support	• Amend articles of corporation (City Council) and bylaws (PFPA board) to create new board categories and clarify existing. • Coordinate between PFX board bylaws to avoid redundancy/conflict. • Requires minimum staff support.