

**PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
July 1, 2026, 1:00 PM**

PFFPA Board Members

Class A Directors: Groundfish Harvester or Representative

Mary Hudson, MCFA
Tracy Pearce, Vice President

Class B Directors: Groundfish Buyers

Mike Alfiero, Harbor Fish
Vacant

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

Rob Odlin, Representing the Lobster Industry, President
Matthew Moretti, Representing the Aquaculture Industry

Class D Director: Representing the Public at Large

John Arnold, Secretary

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

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/81709509590?pwd=pXb1gOkmR8BKy2egbB6AajyvFhR1mu.1>

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

To submit written public comment on an agenda item, email edd@portlandmaine.gov. Submissions must be received by 12:00 pm the day before the Portland Fish Pier Authority 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. **Discuss and vote to approve up to \$29,775 to replace Compressor A at the Portland Fish Exchange.**
 - a. See email detailing Compressor issue
 - b. See attached quote from Miller Refrigeration Company
2. **Adjournment**



Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Compressor quote and explanation

Robert Vanmeter <rvanmeter@pfex.org>

Wed, Jun 24, 2026 at 11:38 AM

To: Heather Moretti <hmoretti@portlandmaine.gov>, Kaela Gonzalez <kgonzalez@portlandmaine.gov>

Cc: Robert Vanmeter <rvanmeter@pfex.org>

Good morning:

Please see attached quote from our preferred vendor, Miller Refrigeration. Below is my explanation of what is going on, what we have chosen to move forward with, as well as the other option that was available, but not financially or practically feasible.

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Compressor A was built and installed in 2012

Compressor A has increased noise emissions due to bearing damage / wear and continues to have oil pressure failures and shutdowns. Blitzer, the manufacturing company, states bearing wear can be checked by a sound evaluation. Defective bearings are easily audible due to a significantly increased noise emission, which as I stated above, we have been hearing from this compressor for some time. Blitzer states that if this is the case, the compressor needs to be replaced as soon as possible.

I have been told this compressor went through a lot of rough wear and tear, overheating, loss of oil, etc., before oil separators were installed that corrected the problem.

Compressor B is less than 5 years old and running fine.

Blitzer suggests run time on these is 100,000 hours, dependent on several factors like running conditions, oil life, & maintenance. With our current cooling system, we would have a suggested 10-15 years on this new compressor.

With the updated control panel & better data/control, new evaporators, plus the oil separator updates that were done, Miller is confident we can continue with these Blitzer compressors and maintain good compressor shelf life.

We also looked at a reciprocal compressor that is field rebuildable, but its more than double the cost of the current Blitzer compressors. Also, getting the reciprocal compressors to fit in the current space, with the receive vessels located over Compressor A, would be very difficult and require additional work/relocation of existing equipment.

Best regards,

Robert Vanmeter
General Manager
Portland Fish Exchange
207-773-0017 (Office)
207-838-0441 (Cell)
Rvanmeter@pfex.org



 **Replacement 70HP Compressor Quotation 978-0609.pdf**
145K

MILLER REFRIGERATION COMPANY, INC.

P.O. Box 1165
 93 LEWISTON ROAD
 GRAY, ME 04039
 PHONE: 1-207-657-3691

FAX: 1-207-657-3409

QUOTATION

QUOTED TO:
 Robert Vanmeter
 Portland Fish Exchange

QUOTE NUMBER 978-0609
 QUOTE DATE 6/9/2026
 QUOTE BY Jesse
 PROJECT LOCATION Portland, ME

QTY	DESCRIPTION	PRICE	AMOUNT
	COMP A Replacement Screw Compressor		
1	Exact Replacement Bitzer 70HP Screw Compressor (IN STOCK SUBJECT TO PRIOR SALES) ESTIMATED 5-7 Business Day Lead Time	\$ 24,920.00	\$24,920.00
	Additional Cost IF Bitzer Does Not Accept Old Compressor Core due to Severe Damage Etc.	\$ 5,000.00	
	ESTIMATED Compressor Freight	\$ 1,000.00	
24	Service Tech(s) Labor @ \$136/HR to: Isolate existing compressor and evacuate refrigerant Disconnect electrical and piping from compressor Rig old compressor out of place and into a truck Rig new compressor into compressor room Re-connect piping and electrical Pressure test Evacuate compressor Open up to system Start up and monitor run conditions Re-crate core compressor and return (Estimated 3 techs for 8hr day)	\$ 136.00	\$3,264.00
3	High Grade Screw Compressor Oil (per/gal)	\$ 147.00	\$441.00
1	Vacuum pump fee	\$ 30.00	\$30.00
3	Truck Fee	\$ 40.00	\$120.00
SUB TOTAL			\$28,775.00
SALES TAX			
FREIGHT			\$1,000.00
TOTAL			\$29,775.00

THANK YOU!

Jesse Miller 6/9/2026

 Date