PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
April 14, 2020, 3:00 PM
Remote Meeting Format - Zoom

On Tuesday, April 14, 2020, at 3:00 p.m., the Portland Fish Pier Authority Board of Directors will conduct its first virtual meeting using emergency legislation approved by LD 2167, 1 MRS 403-A, that authorizes cities and towns to conduct meetings online.

Please click the link below to join the webinar:
https://zoom.us/j/563054448

For public comment, you will need to use the "raise your hand" feature. To raise your hand via the telephone, please hit *9. You will be unmuted by the host when it is time for public comment.

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Webinar ID: 563 054 448
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1. Approval of February 10, 2020, Meeting Minutes

a. The draft minutes will be approved at a future meeting.

2. Introduction to Blue Ocean Seafood, Lot 12-a - Ernie Salamone, Sophy Im

a. Blue Ocean is a Saco based seafood processing firm and is the potential buyer of the Freedom Fish building on Lot 12a. Representatives of the firm would like to introduce themselves to the Board and describe their plans for the building.

3. Financial Update

a. Up to date financial statements were not available in time for this meeting and will be presented for the Board's review at a later time. Bill Needelman will provide an update on current cash fund balance.

4. Portland Fish Exchange Update - Bert Jongerden, PFX; Tom Valleau, PFX President

a. A current financial statement for the PFX is attached and will inform discussion on potential actions under agenda item 5, below. For the fiscal year ending April 30, 2020, the PFX ended the year with a $135,000 deficit.

5. **COVID-19 Impact Survey - Fish Pier Tenant Status and Potential Response - Bill Needelman, Waterfront Coordinator; Greg Mitchell, Economic Development Director. The Economic Development staff has surveyed Portland Fish Pier land lease tenants and marine use subtenants regarding operational and financial impacts of the pandemic to their businesses. Economic Development staff will report the results of this inquiry to the Board and is recommending that the Board take immediate measures to help secure ongoing operations where possible, and speedy recovery for businesses that have temporarily suspended operations. POSSIBLE actions for the Board's consideration include:**

a. Approve Portland Fish Exchange request for $135,000 to reimburse the Fish Exchange for its operating deficit for the year ending April, 2020. ACTION ITEM: PUBLIC COMMENTS

b. Rent deferral or abatement for ground lease tenants - percentage and term up for discussion. ACTION ITEM: PUBLIC COMMENTS

c. Rent deferral or abatement for on-site parking tenants - parking tenants associated with a Portland Fish Pier ground lease or berthing lease. ACTION ITEM: PUBLIC COMMENTS

d. Rent deferral or abatement for on-site parking tenants - parking tenants associated with a Portland Fish Pier ground lease or berthing lease. ACTION ITEM: PUBLIC COMMENTS

e. Rent deferral or abatement of all for off-site parking tenants working in the seafood industry - harvesters and off-site processors, wholesalers, distributors. ACTION ITEM: PUBLIC COMMENTS

f. Rent deferral or abatement for non-marine parking tenants. ACTION ITEM: PUBLIC COMMENTS

g. Allowing short-term use of the Fish Pier common areas for seafood sales by non-tenant processors, restaurants, harvesters. ACTION ITEM: PUBLIC COMMENT

h. Discussion of other potential short- and long-term actions. ACTION ITEM: PUBLIC COMMENTS

NOTE: CONSISTENT WITH EXECUTIVE SESSION STATUTE 1 M.R.S.A. 405(6)(C) AND (F), THE BOARD MAY GO INTO EXECUTIVE SESSION TO DISCUSS THE ABOVE LISTED ITEMS.

i. See attached memo on survey conducted.

6. **Facilities Update - Phil DiPierro, Project Manager**

a. *Time permitting*. A summary of recent projects is attached.

7. **Update on the Portland Harbor Dredge and CAD projects: Portland Harbor Commercial Revitalization Project - CRP.**

a. *Time permitting.* Economic Development staff will provide a verbal update to the Board on the permitting and funding status of the long-planned dredging projects, and their relationship to the Portland Fish Pier.

8. **Update on the potential to develop a cold storage facility at the International Marine Terminal.**

a. *Time permitting.* Economic Development staff will provide a verbal update to the Board on the Maine Port Authority's progress in securing a developer for a regionally significant freezer warehouse on the International Marine Terminal on the Western Waterfront.

9. **Lot 1A Update**

a. *Time permitting.* Verbal update on the Maine Sustainable Seafood (Shucks) development proposal for Lot 1A.

10. **Orientation Map**

a. See attached map.