PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
June 8, 2020, 3:00 PM

Please click the link below to join the webinar:
https://zoom.us/j/96799195593

Or iPhone one-tap :
US: +13017158592,,96799195593# or +13126266799,,96799195593#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 301 715 8592 or +1 312 626 6799 or +1 646 558 8656 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 9128
Webinar ID: 967 9919 5593
International numbers available: https://zoom.us/u/abwNbvDr5W

PFPA Board Members:

Class A Director: Member of the Portland City Council/Nicholas Mavodones, President
Class B Director: Representing the Fishing Industry/Meredith Mendelson, ME Dept. of Marine Resources
Class C Director: Representing the Commission of ME Dept. of Trans./Matthew Burns, Treasurer
Ex-Officio Director: Representing the City Manager/Brendan O'Connell, Finance Director
Ex-Officio Director: President of the Board of Directors of the Portland Fish Exchange/Thomas Valleau, Vice President

1. Approval of Meeting Minutes

a. See attached draft meeting Minutes of April 14, 2020 - ACTION ITEM - Public Comment

b. See attached draft meeting Minutes of February 10, 2020 - ACTION ITEM - Public Comment

2. Financial Update - Including statements covering the period from February to May 2020. Material produced by Rhonda Girard, Finance, presented by Bill Needelman, Waterfront Coordinator

a. See attached Financial material.

3. Facilities Update - Phil DiPierro, Project Manager

4. Portland Fish Exchange update and sub-tenant rent deferral reimbursement request - Tom Valleau, PFE President; Bert Jongerden, PFE General Manager

a. The PFE requests an action by the PFPA Board affirming that rent deferral for Cozy Harbor and Dropping Springs will be reimbursed.

The PFE Board is asking that **IF** the FPA **FORGIVES** land lease rental payments, that PFE be reimbursed for the forgiven rental payments for Cozy Harbor and Dropping Springs (for whatever months are included).

ACTION ITEM - Public Comment

5. Lot 12A - Freedom Fish Building - Guidance on Lease Assignment

a. The Board is asked to provide guidance to staff on ground lease issues associated with the planned sale of the Freedom Fish building on Lot 12A to Blue Ocean Seafood.

Consistent with Executive Session Statute 1 M.R.S.A. 405(6)(C) and (E), the Board may vote to into executive session.

No action on this item is anticipated at the June 8 meeting. Following guidance from the Board, staff will work with Blue Ocean to bring terms of an assigned or restated lease to the Board for approval at a later meeting. Members of the Blue Ocean team will be available to take questions from the Board in public session if needed.

6. Waterfront Maine Request to amend lease terms and development agreement on Lot 12 - Dan Jacques, Waterfront Maine

a. At the February 10, 2020, meeting, Waterfront Maine, current lease and development option holders on Lot 12, requested an opportunity to discuss with the Board short- and/or long-term options for securing access to the Browne Trading Company (on abutting property to the Portland Fish Pier) across Lot 12.

The current Lot 12 lease with Waterfront Maine is poised to expire on March 31, 2021. The current third amendment was provided. Waterfront Maine requested extension of the lease until September 2023.

Consistent with Exec Session statute--1 MRS 405(6)(C) & (E) the Board may go into Executive Session to discuss this item.

Waterfront Maine currently pays $1,750/month in rent ($60.34 per parking space based on 29 parking spaces for Browne Trading). Staff suggests escalating this fee to $2,610 (increasing the fee to $90/month parking space equivalents or $1.31/sq. ft. yearly rate for the entire lot based on 23,922 sq. ft.).
ACTION ITEM - Public Comment

7. COVID-19 Response - Fish Pier Tenant Status and Potential Response - Bill Needelman, Waterfront Coordinator

a. **Consistent with Executive Session Statute 1 M.R.S.A. 405(6)(C) and (E), the Board may vote to go into Executive Session.**

At the previous meeting, the Board passed the following Motion:

The PFPA authorizes deferral of all lease payments for ground lease and berthing tenants until June 30, 2020, and such payments shall not be due until the 2021 calendar year. The President of the Board is authorized to execute any lease amendments or other documents prepared by the Corporation Counsel required to memorialize the deferral.

Staff is looking for direction from the Board on a preferred direction for repayment of deferred ground lease and berthing rent. Options include but are not limited to:

1. Abatement of all rent for the defined period of time.
2. Back rent will be due on January 1, 2021.
3. Back rent will be divided into partial payments with one increment added to each monthly payment in for a defined period of time. For example: Back rent divided by 12, for payment monthly in 2021. Divided by 24, for payment monthly through 2022....
4. Extension of deferral to beyond June 2020
5. Other options.

Staff has reached out to Fish Pier tenants and subtenants by email for feedback on their status and will relay any new information to the Board during this discussion.

POTENTIAL ACTION ITEM - Public Comment

COVID-19 Relief, Federal Funds: The Board is also asked to have a discussion and provide thoughts on potential ideas for use of the $20 million in Federal aid for Maine fisheries. How to use it. Tom Valleau, PFE President

8. Options for Strategic Planning

a. Staff seeks direction from the Board on options for strategic planning moving forward in the face of the on-going pandemic. Options include, but are not limited to:

- No action - delay strategic planning
- RFP - move forward with a consultant led process as previously discussed
- Staff driven strategic process - utilize Economic Development staff, PFE staff, and other City Departments, augmented by technical or professional consultant support for specific tasks
- Staff driven limited actions targeted toward specific outcomes. Examples:
  *Research opportunities for PFX Lobster auction
  *Identify industry needs and infrastructure gaps
  *Monitor short-term industry needs driven by the pandemic
  *Berthing expansions
  * Other actions suggested by the Board...

9. Update on the Portland Harbor Dredge and CAD projects: Portland Harbor Commercial Revitalization Project - CRP. TIME PERMITTING, Bill Needelman, Waterfront Coordinator

10. Update on the potential to develop a cold storage facility at the International Marine Terminal. TIME PERMITTING, Bill Needelman, Waterfront Coordinator

11. Orientation Aerial Photo, Context, Lots, and Leases

a. See attached aerial photo.