

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
August 10, 2020, 3:00 PM

You are invited to a Zoom webinar.

When: Aug 10, 2020 03:00 PM Eastern Time (US and Canada)

Topic: Portland Fish Pier Authority Board of Directors

Please click the link below to join the webinar by clicking on this link:

<https://zoom.us/j/91818502048>

Or iPhone one-tap :

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Portland Fish Pier Authority 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 Commissioner of MDOT - Matthew Burns, Treasurer

Ex-Officio Director: Representing the City Manager - Brendan O'Connell, Finance Director

Ex-Officio Director: President of the Board of the Portland Fish Exchange (PFX) Thomas Valleau, Vice President

1. Approval of June 8, 2020 Meeting Minutes - Action Item/Public Comment

- a. See attached draft meeting Minutes.

2. Financial Update - Material produced by Rhonda Girard, Finance, presented by Bill Needelman, Waterfront Coordinator - to be provided.

- a. An update on the status of deferred rent payments will also be provided.

3. Facilities Update - Phil DiPierro, Project Manager; Kathy Alves, Facilities Director

- a. See attached report.

4. Portland Fish Exchange update - Bert Jongerden, PFX General Manager; Tom Valleau, PFX President

- 5. Lot 12A - Lease Assignment from Freedom Fish to Ocean Team, LLC (Blue Ocean Seafood) - Choun Muth, President/Blue Ocean; Sophy Im, Chief Operations Officer and Treasurer/Blue Ocean Seafood; Ernie Salamone, Atlantic Seafood Partners. The Board is asked to take three separate actions related to the planned sale of the Freedom Fish building on Lot 12A to Blue Ocean Seafood:**

- a. Assignment of Freedom Fish Ground Lease - Action Item
- b. Approval in concept of expansion plans - subject to Planning Authority and Inspections approval of site plans and building permits - Action Item
- c. Request for 30 parking spaces in the Front Lot - Action Item

Consistent with Executive Session statute 1 M.R.S.A. 405(6)(C) and (E), the Board may vote to go into Executive Session to review proprietary information and provide direction to staff.

Public Comment

- 6. Bristol Seafood, Lot 5 - Request to renegotiate ground lease and to discuss potential expansion plans. Peter Handy, President/Bristol Seafood**

- 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 to review proprietary information and provide direction to staff.**

Workshop, no action.

- 7. Pierce Atwood Parking Lease, front lot - Request to renegotiate parking lease. Jim Gorman, Chief Operating Officer/Pierce Atwood**

- 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 to review proprietary information and provide direction to staff.**

Workshop, no action

- 8. Seafood Industry interview and Strategic Planning: Bill Needelman, Waterfront Coordinator**

- a. Following direction provided at the June 8, 2020, meeting, the Waterfront Coordinator conducted a series of 20 interviews with leaders in the seafood industry. The purpose of the interviews was to better understand gaps, opportunities, and short-term actions available to better support seafood production and commerce at the Portland Fish Pier. Bill Needelman will summarize the results of the process and requests an executive session with the Board to discuss potential real estate related issues raised by the research.

A detailed Memo describing the interview process and results is attached.

Consistent with Executive Session statute 1 M.R.S.A. 405(6)(C) and (E), the Board may vote to go into Executive Session to review proprietary information and provide direction to staff.

Workshop, no action

9. Orientation Aerial Photo Attached - Context/Lots/Lease

- a. See attached aerial photo.