PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
October 19, 2020, 3:00 PM

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PFPA Board members
Class A Director: Member of the Portland City Council
Nicholas Mavodones, President
Class B Director: Representing the fishing industry
Meredith Mendelson, Department of Marine Resources
Class C Director: Representing the Commissioner of the Maine DOT
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. General Information - Orientation Aerial Photo, Context, Lots, and Leases

a. See attached orientation aerial photo.

2. Approval of September 16, 2020 meeting Minutes.

a. See attached draft meeting Minutes.

3. Financial update - Material produced by Rhonda Girard, Finance, presented by Bill Needelman, Waterfront Coordinator

a. See attached Financial Update.

4. Facilities update - Phil DiPierro, Project Manager; Kathy Alves, Facilities Director

a. See attached Facilities Update.

5. Portland Fish Exchange update – Bert Jongerden, PFX General Manager; Tom Valleau, President. Introducing Nick Pappas, Incoming PFX General Manager.

a. See attached a letter from Portland Fish Exchange President Tom Valleau requesting a commitment by the Portland Fish Pier Authority to financially support the PFX by replacing anticipated revenue shortfalls through the remaining fiscal year ending June 30, 2021. The estimated cost to the Portland Fish Pier Authority is $270,000, with an additional $82,957 to cover rent deferral reaimbursement, for a total of $352,957.

Action Item – Public Comment

Consistent with Executive Session statute--1 MRS 405(6)(C) & (E) the Board may vote to go into Executive Session to provide staff direction to continue negotiations.

6. Lot 12A – Update on the Ocean Team, LLC (Blue Ocean Seafood) proposal for reuse of the Freedom Fish Building: Bill Needelman, Waterfront Coordinator

a. At the August 10, 2020 meeting of the PFPA, the Board voted to assign the existing Lot 12A Freedom Fish lease to the Ocean Team (dba Blue Ocean Seafood) along with other associated motions. Subsequent to the Board's action, Blue Ocean's COO and Treasurer, Sophia Im, informed the Waterfront Coordinator that they were terminating their contract with Freedom Fish and would not proceed with the building sale, project, or lease assignment. Reasons expressed related to historic soil contamination concerns expressed by a project lender.

Staff will present a synopsis of their understanding of the reasons for the project's termination and remedy options to position the lot for future sale and reuse.

Staff requests action by the Board to authorize Housing and Economic Development staff to pursue Brownfields program funding to conduct environmental assessment sufficient to address possible soils conditions and to position Lot 12A for sale and reuse.

Action Item – Public Comment

7. Bristol Seafood, Lot 5 – Request to renegotiate ground lease and to discuss potential expansion plans. Peter Handy, President, Bristol Seafood

a. Bristol Seafood has provided the Board with material under confidential cover related to potential lease amendments needed to pursue expansion plans for the existing plant on Lot 5.

Consistent with Executive Session statute--1 MRS 405(6)(C) & (E) the Board may vote to go into Executive Session to provide staff direction to continue negotiations.

8. Marine Trade Center, Lot 2 and Lot 3 – Request to renegotiate existing ground and parking lease. Greg Davidson, Sam Davidson, Principles, Marine Trade Center, LLC.

a. Greg Davidson and Sam Davidson have provided under confidential cover a detailed request for specific amendments to the existing ground lease for the Board's consideration.

Consistent with Executive Session statute--1 MRS 405(6)(C) & (E) the Board may vote to go into Executive Session to provide staff direction to continue negotiations.

9. Portland Fish Pier Strategic Planning: Bill Needeman, Waterfront Coordinator

a. Following the August 10, 2020 PFPA Board meeting, staff has continued to assess development and land use options for the Board's consideration. Given potential impacts to existing ground leases, results of this work are provided under confidential cover for review in executive session. Staff is seeking guidance on bringing lot and development considerations into public session at a future meeting.

Consistent with Executive Session statute--1 MRS 405(6)(C) & (E) the Board may vote to go into Executive Session to provide staff direction on real estate development uses.

Workshop, no action

Note on Future Meetings:

Given the demands on the Board's time during regular meetings and understanding the import of issues raised by the Portland Fish Exchange (see item 4 above,) staff requests that the Board schedule a separate meeting of the Board with an invitation to the Board of the Portland Fish Exchange to discuss coordinated Strategic Planning for both the Fish Pier and the PFX.

Staff additionally suggests that monthly meetings may be needed in future to address acute issues on the Fish Pier, and strategic planning.