

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
July 26, 2021, 3:00 PM
VIA Zoom

- 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 Commission of 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 Ellen Sanborn

1. Zoom Public Meeting Information

- a. Please click the link below to join the webinar:
<https://zoom.us/j/96966359474?pwd=MFhKSmZKZKFRWnYyWUx0YmpoZkRxQT09>
Passcode: 599003
Or One tap mobile :
US: +13126266799,,96966359474# or +16465588656,,96966359474#
Or Telephone:
Dial(for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1 669 900 9128 or +1 253 215 8782
Webinar ID: 969 6635 9474
International numbers available: <https://zoom.us/u/abG9rvvCh0>

2. Approval of June 14, 2021, meeting Minutes.

- a. Draft Minutes attached.
Action Item - Public Comment

3. Strategic Planning - Retreat debrief and next steps - Carole Martin.

- a. June 23, 2021 meeting notes attached.

4. Financial Update - Material produced by Rhonda Girard/Finance, presented by Bill Needelman, Waterfront Coordinator.

- a. FY2020 Year-End Financial Statement attached.

5. Facilities Update - Phil DiPierro/Project Manager; Kathy Alves/Facilities Director - Facilities Update attached. Staff will provide a verbal briefing at the meeting on the following items, in addition to regular maintenance updates:

- a. - Facilities update attached.
- Fishermen's Memorial concept, draft location sketch attached.
- TEC Associates Portland Fisher Pier Conditions Report attached.

Note: The complete TEC Report is attached for background and will be subject of a thorough presentation and discussion at a future meeting.

6. Portland Fish Exchange update - Ellen Sanborn, PFX President; Jodi York, General Manager

- a. PFX Landings Report attached.

7. Bristol Seafood - Request for assignment of lot 12A lease and lease modification. Peter Handy, President/Bristol Seafood

- a. Bristol Seafood is under contract to purchase the building located at lot 12A on the Portland Fish Pier. In the attached letter and pursuant to this purchase, Bristol's management requests the assignment of the 12A lease, an extension of its existing lease on Lot 5, and certain modifications to harmonize the 12A lease with the amended Lot 5 lease. This item was discussed at the June 14, 2021 meeting under executive session. Bristol is requesting action by the Board at this meeting.

The Board is asked to approve amendments to the Lot 5 lease in significant conformance with the attached draft version. Additionally, the Board is asked to assign the Lot 12A lease to Bristol, and approve amendments to the existing Lot 12A lease to be consistent with the amended Lot 5 lease, as modified for the specific lot size and premises description for Lot 12A.

Significant Amendments

- The **revised rate** for both lots would transition to **\$0.96/sq foot** (up from \$0.40 on Lot 12A and down from \$1.29 on Lot 5).
- The **Lease Term** would restart as of closing on Lot 12A with an initial term of **25 years with three 10 year extensions**.

The June 7, 2021 letter from Bristol to the Portland Fish Pier Authority and draft lease document for Lots 5 is attached.

Action Item - Public Comment

8. Running Tide Gear Storage Lease, Lot 1-1, Rob Odlin, Running Tide Aquaculture
Running Tide Aquaculture, a tenant of the Marine Trade Center, is requesting to lease 3250 sq ft of vacant space on Lot 1-1 for exterior gear storage. The proposed lease is comparable to a previous lease by Atlantic Trawlers that was terminated at the request of the tenant in 2019. Staff is recommending a lease rate of \$2/sq ft per year, with an initial 6 month term transitioning to month-to-month thereafter.

- a. Draft documents for the Board's review are attached.

Consistent with Exec Session statute--1 MRS 405(6)(C) & (E) the Board may go into Executive Session to discuss Agenda Items 8 (Running Tide Gear Storage Lease.)

Action Item - Public Comment

9. Marine Trade Center Lease Amendments – Greg Davidson, Marine Trade Center Associates

- a. Representing the Marine Trade Center (MTC) Associates, Jason Howe has provided for the Board's consideration in executive session a letter summarizing potential amendments to the current Lot 2 ground lease. The terms proposed are consistent with their previous submission at a previous meeting of the Board. Staff is seeking the Board's consent on restarting lease negotiations and guidance on specific terms within the MTC request.

Consistent with Exec Session statute--1 MRS 405(6)(C) & (E) the Board may go into Executive Session to discuss Agenda Items 9 (Marine Trade Center Lease Amendments.)

February 5, 2021 letter from Jason Howe, provided separately under confidential cover.

10. Next meeting schedule: Board and Staff

11. Adjournment