

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
November 8, 2021, 3:00 PM
Via Zoom Link Below

Due to the existence of an emergency or urgent issue, the Board will conduct this meeting by remote methods/technology at the Zoom link provided below, in accordance with the requirements of 1 M.R.S.A. section 403-B and the Board's Remote Participation Policy.

1. Zoom Public Meeting Information

- a. Please click the link below to join the webinar:
<https://us06web.zoom.us/j/96966359474?pwd=MFhKSmZKanFRWnYyWUx0YmpoZkRxQT09>
Passcode: 599003
Or One tap mobile :
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2. Approval of July 26, 2021, meeting Minutes.

- a. Draft minutes attached

Action Item - Public Comment

Note: On September 29, 2021, the Board convened to review results from the Seafood Industry Survey as part of the on-going strategic planning process. No actions of the Board were moved or taken. The October 4 meeting was canceled for lack of quorum. On October 14, the Board again failed to make a quorum. Board members Mavodones and Mendelson were provided a briefing on the agenda materials, but no actions were taken.

3. Potential Infrastructure and Program Funding through CARES Act Funding - Bill Needelman, Waterfront Coordinator, Jodie York, PFX GM, Meredith Mendelson, Maine DMR Deputy Commissioner

- a. City of Portland and Portland Fish Exchange staff members are working with Maine DMR to establish a potential list of projects for implementation through use of federal CARES Act funds.

Staff will outline a mixed list of projects and program subsidies that are currently under consideration and seek Board input on priorities.

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

- a. October 2021 Financial Statement, attached.

NOTE: November 5, 2021, is Rhonda Girard's last day of service to the City of Portland and the Portland Fish Pier. Rhonda is the Senior Administrative Officer for the Finance department and has kept the books for the Fish Pier for many years. Staff is extremely grateful for Rhonda's consistent and competent service to the Fish Pier and wishes her the best as she moves to new opportunities.

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

- a. Facilities Update.
TEC Associates Portland Fish Pier Conditions Report, attached.

6. Portland Fish Exchange Update - Ellen Sanborn, PFEX President, Jodie York, GM

- a. PFX Landings Report attached
Waterline reimbursement request, attached

7. Strategic Planning - Fish Pier Tenant Survey Results and Next Steps - Bill Needelman

- a. See attached Memorandum.

8. Bristol Seafood Signage - Communication - Bill Needelman

- a. See attached.

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

- a. Representing the Marine Trade Center (MTC) Associates, Jason Howe had previously provided for the Board's consideration in executive session a letter summarizing potential amendments to the current Lot 2 Ground Lease. The terms proposed have been updated, and staff has communicated to the Davidsons and Attorney Howe recommendations based on Board guidance provided at the July 26 meeting. Staff is seeking the Board's continued guidance on specific terms with the hope of returning to the Board with revised Lease terms for potential vote in December.

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

Revised proposed terms and staff recommendations, provided separately under confidential cover.

10. Next Meeting Schedule - Board and Staff

11. **Board and Staff Appreciation of President Nick Mavodones' service to the Portland Fish Pier Authority Board of Directors**
12. **Adjournment**