

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
December 13, 2021, 3:00 PM

Via Zoom Link Below

PFPA Board Members:

Class A Director: Member of the Portland City Council/Open

Class B Director: Representing the Fishing Industry/Meredith Mendelson, Maine 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 Directors of the Portland Fish Exchange/Ellen Sanborn, Vice President

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 :

US: +13126266799,,96966359474# or +16465588656,,96966359474#

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Webinar ID: 969 6635 9474

International numbers available: <https://us06web.zoom.us/j/96966359474?pwd=MFhKSmZKanFRWnYyWUx0YmpoZkRxQT09>

2. Approval of November 8, 2021, meeting Minutes.

- a. Draft Minutes attached.

Action Item - Public Comment

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. Update on status of potential funding. See attached - the request summary provided to DMR.

4. Financial Update - Statement produced by Anne Bilodeau, Deputy Director/Finance Dept., presented by Bill Needelman.

- a. The Board will have an opportunity to meet Ms. Bilodeau and introduce themselves at a future meeting.

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 attached.

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

- a. PFEX landings report attached.

7. Strategic Planning - Fish Pier tenant survey results, draft strategies, and next steps - Bill Needelman, Carole Martin

- a. See attached Memo and Survey Results

8. 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 November 8, 2021, 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 February 2022.

NOTE: Consistent with Exec Session Statute 1 MRSA 405(6)(C) & (E), the Board may go into Executive Session to discuss Agenda Item 9 (Marine Trade Center Lease Amendments).

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

9. Next Meeting Schedule - Board and Staff

10. Adjournment