

DRAFT Meeting Minutes

PORTLAND FISH PIER AUTHORITY BOARD OF DIRECTORS

November 21, 2024, 2:00pm

**Remote Meeting Format
on the Zoom Platform**

PFPA Board members present

- Class A Directors:** Groundfish Harvester or Representative
Mary Hudson, MCFA
Tracy Pearce
- Class B Directors:** Groundfish Buyers
Nick Alfiero, Harbor Fish Market
- Class C Directors:** Representing the seafood industry of the State of Maine
Rob Odlin, Representing the Lobster Industry
- Class D Director:** Representing the Public at Large
John Arnold
- Class E Director** Representing the Portland City Council
Anna Bullett, District 4

Ex-Officio Members of the Board of Directors

- Representing the Commissioner of Maine DMR
Meredith Mendelson, Department of Marine Resources,
Representing the Portland City Manager
Brendan O'Connell, Finance Director
Treasurer

PFPA Board members absent

- Groundfish Buyers
Tim Merrill, Merrill's Seafood
Representing the Commissioner of the Maine DOT
Chris Mayo

Staff Present

- Robert Vanmeter, PFX Exchange Manager
Avery Dandreta, Associate Corporation Counsel
Kaela Gonzales, HED
Justin Pellerin, Water Resources
Bill Boornazian, Water Resources
Bill Needelman, Waterfront Coordinator, Assistant Secretary (Note taker)

Approximately 2 members of the public attended by zoom

1. Approval of Meeting Minutes. October 17, 2024 PFEX Meeting

Motion to approve by Arnold, 2nd by Alfiero. No Public Comment, no amendments. **Motion passed** by vote of 8-0 by all present.

2. Update on City of Portland Storm Water and Sewer project with associated discussion on impacts to vacant lots. Justin Pellerin, Water Resources Division

Mr. Pellerin provided an overview of the project and answered board questions. The project anticipates starting in August 2025 with occupancy of half of the rear parking lot until November 2025. Access to the front parking lot will be offered to MTC tenants during construction. The project will occupy Lot 1-1 and the west entry drive from August 2025 until May 2026. Needelman will explore options for potential reconfiguring of the west entry drive in conjunction with the project.

- 3. Financial Statement, Portland Fish Pier.** *Statement produced by the Portland Finance Department, Toyne Mitchell, was presented by Waterfront Coordinator, Bill Needelman.*

Board discussed having a budget integration (PFEX with the PFPA) discussion at the December meeting.

- 4. Facilities Report.** *Report to be postponed until December*
- 5. Portland Fish Exchange update** –Robert Vanmeter, PFX Exchange Manager. *The Exchange Manager presented landings and management report for the month.*
- 6. Portland Fish Exchange, Auction software update, BASE Pilot project update** –Robert Vanmeter, PFX Exchange Manager, Bill Needelman, Waterfront Coordinator

Vanmeter reported that the BASE trial auction process will take place after Thanksgiving.

Needelman reported that the pre-solicitation Forum for Auction Software Developers was advertised for November 25 at the PFEX at 9:00am.

- 7. Potential extension of Lot 10 ground lease**
Postponed until a later meeting to allow Corporation Counsel time to draft documents.
- 8. Scheduling Board Retreat on Subcommittees**
Needelman will reach out to the facilitator to schedule a half day retreat of the Board after the holidays.

- 9. Board Discussion on items not on the Agenda**
Pearce inquired if the temporary flat fee structure was to remain in effect? Hudson suggested that the Board take action to extend the rate reduction for the time being.

Motion: To extend the current flat fee rates for PFEX buyers (\$0.16/lb) and sellers (\$0.08/lb) until January 31, 2025, unless otherwise modified by the Board. Moved by Arnold, 2nd by Bullett. No Public Comment. **Motion passed** by vote of 7-0 by all present. (O'Connell had left the meeting prior to the vote.)

10. Adjournment

Meeting adjourned by consensus of the Board at approximately 3:50pm

Attachments included in the meeting packet:

- Agenda 1: Draft Meeting Minutes, October 17, 2024
- Agenda 2: Fact Sheet and graphics for Stormwater and Sewer Project
- Agenda 3: Financial Statement, PFPA, November 19, 2024
- Agenda 5: PFX Management/Financial Report for October, 2024