

PORTLAND FISH PIER AUTHORITY
BOARD OF DIRECTORS
May 14, 2026, 3:30 PM
Portland Fish Exchange Subcommittee Meeting
Remote via Zoom

Please use the information below to join the meeting:

<https://portlandmaine-gov.zoom.us/j/81634558414?pwd=K0bJImqEbYLaAw4m0n0abZbeDISS3N.1>

To submit written public comment on an Agenda item, please send an email to edd@portlandmaine.gov. Submissions must be received by 12:00 p.m. the day before the Portland Fish Exchange Subcommittee meeting to guarantee their inclusion in the Agenda packet.

- 1. Committee Chair Comments**
- 2. Approval of April 9, 2026 Meeting Minutes**
 - a. See attached minutes from April 9, 2026
Action Item - Public Comment
- 3. Portland Fish Exchange Manager's Report**
 - a. Fish Exchange Manager's Report
- 4. Discussion and vote to recommend to the Portland Fish Pier Authority to apply for a SEA Maine Grant.**
 - a. See Maine Energy Experts' presentation on a potential solar panel installation at the Exchange.
Action Item - Public Comment
- 5. Old Business**
 - a. Summer Intern Update
- 6. Next Regular Meeting Date: June 11, 2026**
- 7. Other items not on the agenda.**
- 8. Adjournment**

Draft Meeting Minutes
Portland Fish Pier Authority - Portland Fish Exchange Subcommittee
April 9, 2026
3:30 PM

Subcommittee Member Attendees: John Arnold, Mike Foster, Mary Hudson, Matt Moretti.

Staff present: Kaela Gonzalez, Heather Moretti, Robert Vanmeter

Approximately two (2) members of the public attended.

1. Committee Chair Comments: Mary Hudson chaired in the absence of Tracy Pearce.

2. Approval of March 12, 2026 Meeting Minutes

Motion to approve Meeting Minutes for March 12, 2026.

Arnold, 2nd M. Moretti

Approved by consensus

3. Portland Fish Exchange Manager's Report

Robert Vanmeter presented the manager's report verbally. Highlights are as follows:

- 7 Auctions in March
- 135K landed (budgeted 75,000)
- 31K Contract unloads (budgeted 0)
- 650K in pumping YTD (budgeted 1.2M)
- Current receivables are \$152,000
- Checkbooks are at \$56,000
- Checkbook average \$55,00 (Low of \$21,00; High \$130,00)
- Currently using \$70,000 from LOC
- \$50k from cash reserve is available

The Eleanor J., Josephine L., and DD Mae II are actively fishing for the exchange. The F/V Eleanor J has completed two redfish contract unloads for Tri-State, generating over \$11,000 in revenue. Routine spring projects include scraping and painting interior and exterior surfaces, pressure washing, cleaning roofs and gutters, and repairing offload chute parts. A second offload station will be set up across from the existing one on the eastern side of the Extension Pier to eliminate vessel repositioning delays and provide operational redundancy. Vanmeter expects this to be completed within the next couple of weeks. The new control system wiring for compressors, condensers, and evaporators is nearing completion and is expected to be done in seven to ten days. New lamp posts and running pipe for shore power units—will start April 13, 2026. Thomas Bailey joined the team on April 6th as the new part-time office administrator. He is a veteran with IT experience and is studying business and management.

4. Discussion on funding opportunity for Portland Fish Exchange through SEA Maine funding.

Heather Moretti recapped the SEA Maine Seafood Infrastructure Adaptation Fund reimbursement-based grant (application due June 30th) which funds projects from \$75,000 to \$300,000 with a 5% required match. Heather Moretti has identified installing solar panels as a potential project for this funding. Sam Legere with Maine Energy Experts presented to the subcommittee how solar panel installation would benefit the PFEX.

The PFEX uses approximately 872,000 kilowatt hours annually, resulting in an average annual electricity cost of \$150,000 or \$12,358 monthly. If installed, the PFEX would qualify for a potential 40% federal tax credit (treated as a cash rebate for non-profits) if domestic panels are used. A CEI loan is available at 3.5% over 7 years to cover cost overage if needed. The PFEX would also receive S-RECs (Solar Renewable Energy Certificates) of \$33 per thousand kilowatt hours produced, guaranteed for 10 years. Legere outlined two options, keeping in mind that anything in between is always an option:

- Smaller System (24% offset): A \$500,000 system, if funded by the \$300,000 grant and 40% tax credit, would result in a \$0 net cost and generate \$574 in average monthly income from S-RECs.
- Maximized System (70% offset): A \$1.4 million system with a net cost after incentives of \$562,000, resulting in a net average monthly payment of \$5,904 for 7 years (loan + remaining CMP bill). This would be a significant reduction in cost after the 7-year loan period.

Vanmeter noted the roof (replaced in 2010) needs a structural engineering check. Legere offered to cover the cost of this structural review. Foster raised a concern that the city previously issued a "hard no" on installing any additional structures or making penetrations to the roof. Heather Moretti will follow up with facilities regarding roof approval before the full board meeting next week to determine if the project can move forward for the June 30th grant deadline.

5. Discussion on alternatives to a line of credit for buyers.

The current requirement of \$10,000–\$15,000 line of credit or cash deposit is a barrier for new, small buyers. Vanmeter confirmed the deposit acts as insurance against buyer delinquency, having been used a couple of times previously (Cozy Harbor, Austin Seafood). Robert Vanmeter suggested lowering the deposit to \$5,000 for local buyers. He also noted the exchange could adjust to handle smaller lots (e.g., 100-pound lots). The subcommittee agreed to hold further discussions on developing a formal proposal for lowering the barrier to entry before presenting a final recommendation to the full board.

6. Old Business

Vanmeter received a short list of intern applicants from USM. Heather Moretti will assist with interviews. Hudson and Heather Moretti will meet offline to discuss the impact and viability of the landing incentive fee reduction project.

7. Other items not on the agenda.

No other items were discussed.

8. Next Meeting: May 14, 2026

9. Adjournment:

Motion to adjourn

Arnold, 2nd Moretti

Approved by consensus

The meeting adjourned at approximately 5:00 p.m.



PORTLAND FISH EXCHANGE

Management/Financial Report for May 2026

<u>GF Landings – Auction</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u>
April 2026 – 7	104K	125K	(21K)
<u>GF Landings – Auction</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u>
April 2025 - 7	31K	225K	(194K)
<u>Contract Unloads - GF</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u>
April 2026	21K	0	21K
<u>Total GF Land/Unloads</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u>
April 2026	135K	125K	10K
<u>Pumping</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Variance</u>
2026 YTD	650K	1.2M	(480K)
<u>Financial Report</u>	<u>Net Income</u>	<u>Budgeted</u>	<u>Variance</u>
April 2026	(\$39,623)	(\$57,409)	\$17,786

Financial Notes

- \$70K of \$250K LOC currently in use.
- \$50K Cash Reserve in use
- Current receivables are \$125K consisting of rent, buyer fees, berthing, net yard use, bait storage, barrel storage & warehousing
- Current checkbook is at \$28K before payments to vendors, fleet, and payroll
- High checking balance for the month was \$125K, a low of \$28k, and an average of \$75k.
- Insurance premiums renew at the Exchange annually on April 1st. The stevedore premium that provides liability coverage for loading and unloading cargo from vessels, is paid in full at time of renewal. \$11,775 was the total for this year. The MEMIC policy, covering workers compensation, totaled \$3361 and is paid in monthly installments.

April Auction Sales

- Of the 104,573 pounds landed at the Exchange for the month of April, 70,707 pounds were sold during the normal bidding process to one of our Exchange buyers - seat holders.
- 29,873 pounds were scratched or not bid on, but still sold through the auction as After Auction Sales.
- 3993 pounds were refused by the seller to be sold on the Exchange auction platform. All scratch and or no bid fees are applied and the fish is given back to the seller to do with as they will. As stated in the Exchange rules and regulations, 'Refused or No Bid fish remains the property of the seller and may be removed or left for the next auction.'
- Zero pounds were left on the floor for the next auction.

Operations Notes

- Seafresh has decided to discontinue its business with the Exchange due to challenges with staffing and the high cost of housing during the tuna season in Maine.
- The University of Maine will be returning and will utilize the space on the western wall of cooler, previously occupied by Seafresh, from the end of May through the conclusion of the tuna season.

Facility Report

- The installation of the new cooling control system has been successfully completed. Training is currently being conducted in coordination with Miller, and the system has been operating without issue.
- The shore power project is currently underway. Installation of new lighting on the extension pier has been completed, along with the installation of new power shutoff units. New conduit has been installed in the net yard, with additional conduit work ongoing on the extension pier. Phil will be able to provide a more detailed update next week.

Staff Report

- Since joining us, Thomas Bailey, our new administrative assistant, has excelled in his role and has become a great fit within the Exchange team.

New/Returning Vessels

- The F/V *Eric Sprague* began landing fish during the week of April 27. The vessel is a small hook-and-line operation, and the initial landing produced excellent results.

New / Returning Buyers

- Nothing to report

Rules & Regulations

- Clarify what “Seller Representative” means in the Rules and Regulations and discuss alternatives to avoid ambiguity.



Portland Fish Exchange

MAINE ENERGY
— EXPERTS —

PRESENTED BY
SAMUEL LEGERE

Questions

Get To Know Maine Energy Experts

- WHO ARE YOU WORKING WITH
- WHY IT MATTERS
- WHAT THIS MEANS TO US



Maine Energy Experts

5.0 ★★★★★ 188 Google reviews

Solar energy company in Buxton, Maine



Overview Of Today's Presentation Topics

1

4 BASICS OF SOLAR

2

HOW MUCH SOLAR WILL SAVE YOU

3

COMMONLY ASKED QUESTIONS

LIFE SPAN / WARRANTY, MAINTENANCE,
STRUCTURAL CONCERNS

4

Q&A

5

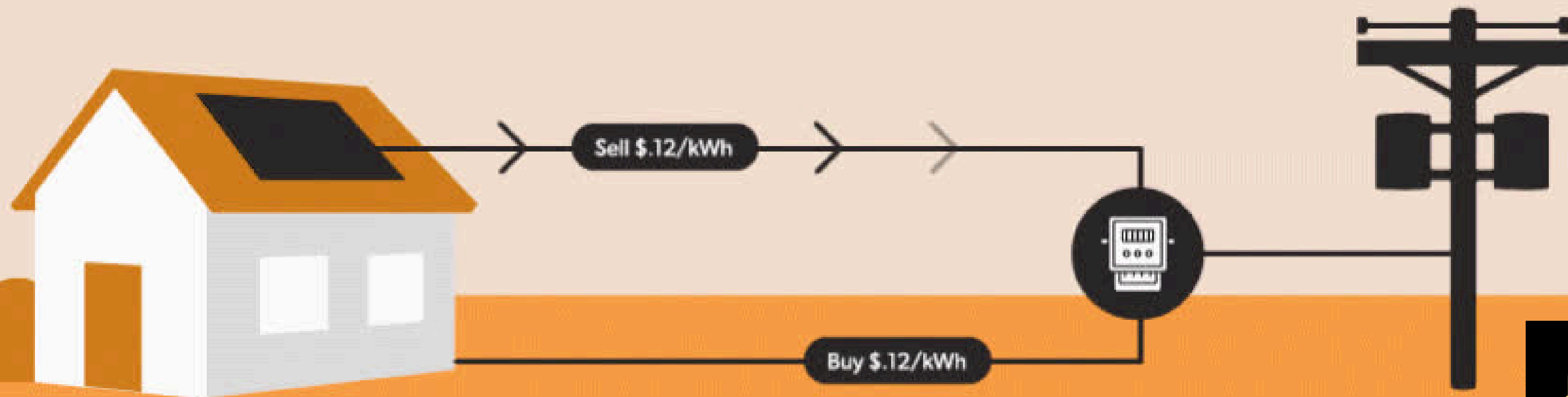
NEXT STEPS



Understanding How Solar Energy Works

Net Metering

The utility credits you for energy you send into the grid. You are credited and billed at equal rates.



Rent
vs.
Own

RENT FROM CMP



START PAYING YOURSELF

Where Maine Is Headed

Maine.gov

[Agencies](#) | [Online Services](#) | [Help](#) | [Search Maine.gov](#)



MAINE DEPARTMENT OF
Energy Resources

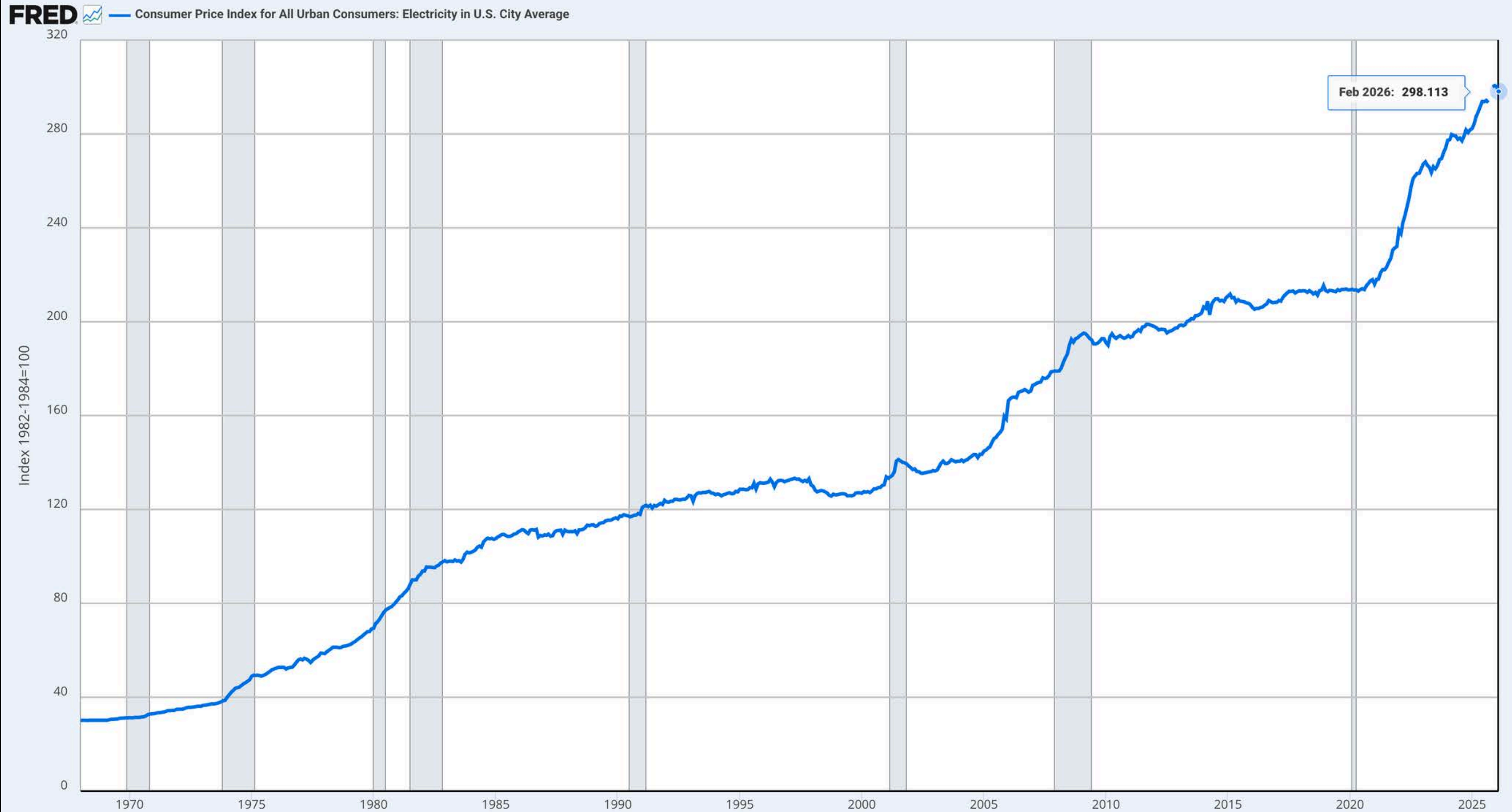
Maine's Renewable and Clean Portfolio Standards

Background

Maine's Renewable Portfolio Standard (RPS), in place since 1999, establishes the minimum portion of electricity sold in Maine that must come from renewable sources such as wind, solar, hydro, and biomass, among others. In 2019, Governor Mills [signed legislation](#) that increased Maine's RPS to 80 percent by 2030. In 2025, Governor Mills [signed legislation](#) increasing the RPS to 90 percent and establishing a new Clean Energy Standard (CES) to achieve 100 percent clean energy by 2040.

As of July 2025, 29 states and the District of Columbia have RPS policies, and 16 states have adopted [100 percent clean energy standards](#). Typically, a CES complements an existing RPS by recognizing a broader range of clean energy technologies to meet targets.

Rates Over Time



Source: U.S. Bureau of Labor Statistics via FRED®
Shaded areas indicate U.S. recessions.

fred.stlouisfed.org



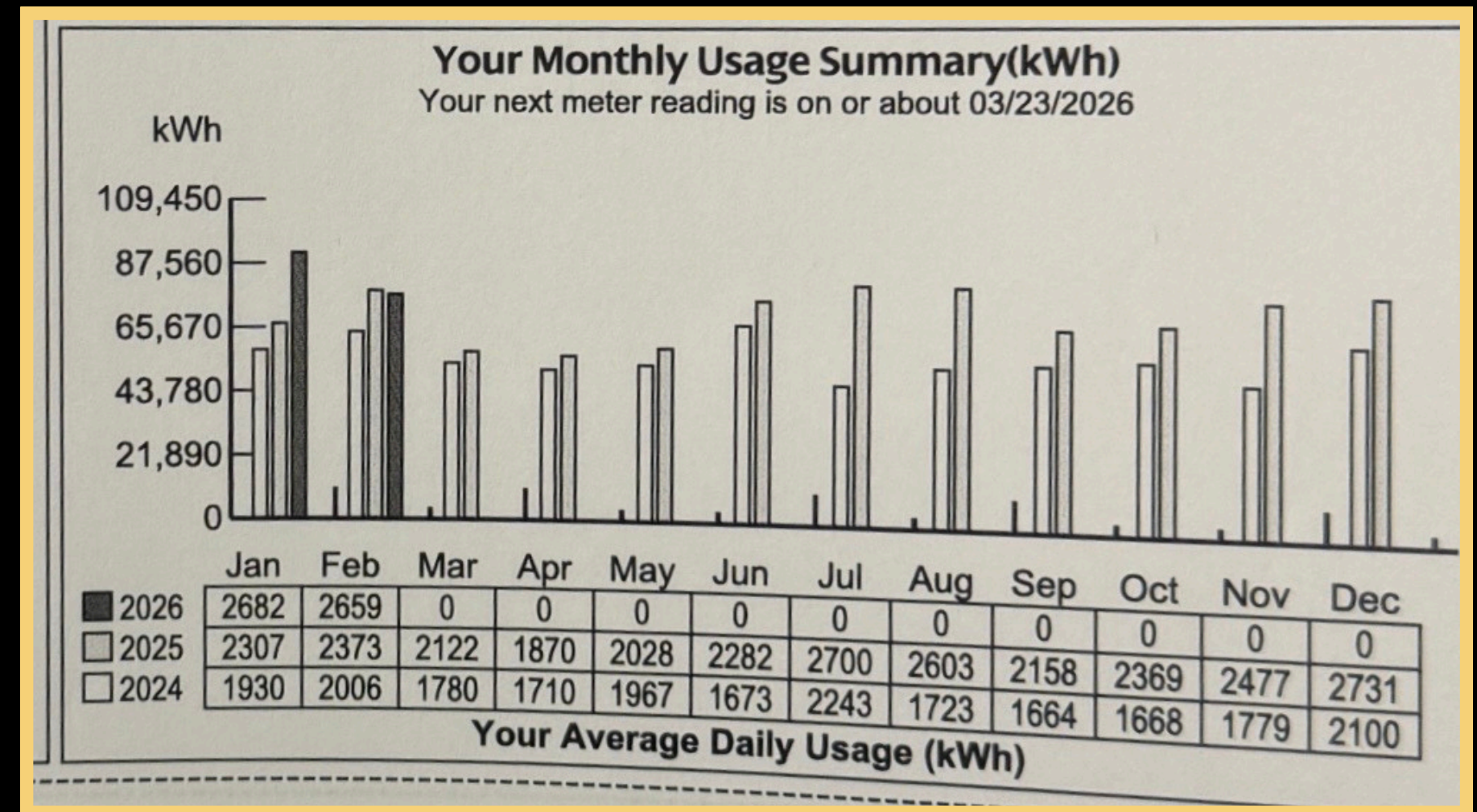
Current Monthly Bill

Total kWh Annually: 872,381

kWh Rate (S&D): 0.17

Annual Cost: \$148,304.77

Monthly avg. Cost: \$12,358.73



How Much Solar Will Save You



Current Incentives

SEA Maine Grant:	up to \$300,000*
Tax Credit:	30% of costs
Domestic Tax Credit:	10% of costs*
CEI loan:	3.5%-5%*
SREC's:	\$33 per 1,000kWh



Smallest System Size

Cost Breakdown:

Gross cost: \$500,000

SEA Grant: - \$300,000*

Tax Credit: - \$150,000

Domestic: - \$50,000

Net Total: \$0

SREC's: \$574.75



Modules: 356 (188.68 kW)

Inverters: Micro - 356

Consumption: 872,381.00 kWh

Consumption offset* : 23.98%

Production* : 209,228.49 kWh

*These values are first-year estimates only



Estimated Max System Size

Cost Breakdown:

Gross cost:	\$1,436,803
SEA Grant:	- \$300,000*
Tax Credit:	- \$431,040.9
Domestic:	- \$143,680.3
Net Total:	\$562,081.8

Payment Breakdown:

CEI-7 Year 3.5%	\$7,554.30
SREC's:	- \$1,650.00
Net Monthly Avg:	\$5,904.3



Modules: 1023 (542.19 kW)

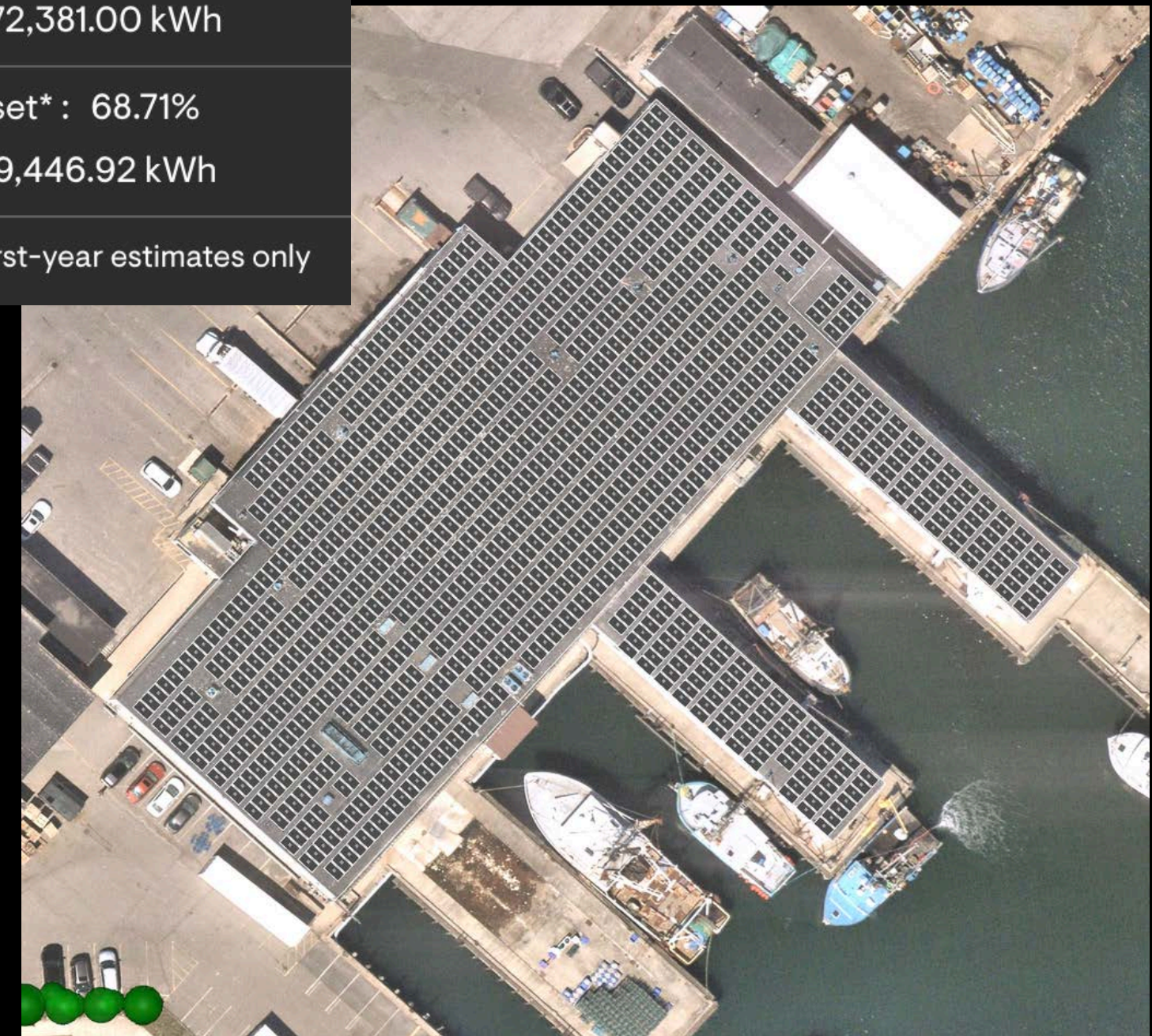
Inverters: Micro - 1023

Consumption: 872,381.00 kWh

Consumption offset* : 68.71%

Production* : 599,446.92 kWh

*These values are first-year estimates only



Estimated Max (Worst Case)

Cost Breakdown:

Gross cost:	\$1,436,803
SEA Grant:	\$0
Tax Credit:	- \$431,040.9
Domestic:	- \$143,680.3
Net Total:	\$862,081.8

Payment Breakdown:

CEI-7 Year 3.5%	\$11,586.25
SREC's:	- \$1,650.00
Net Monthly Avg:	\$9,936.25



Modules: 1023 (542.19 kW)

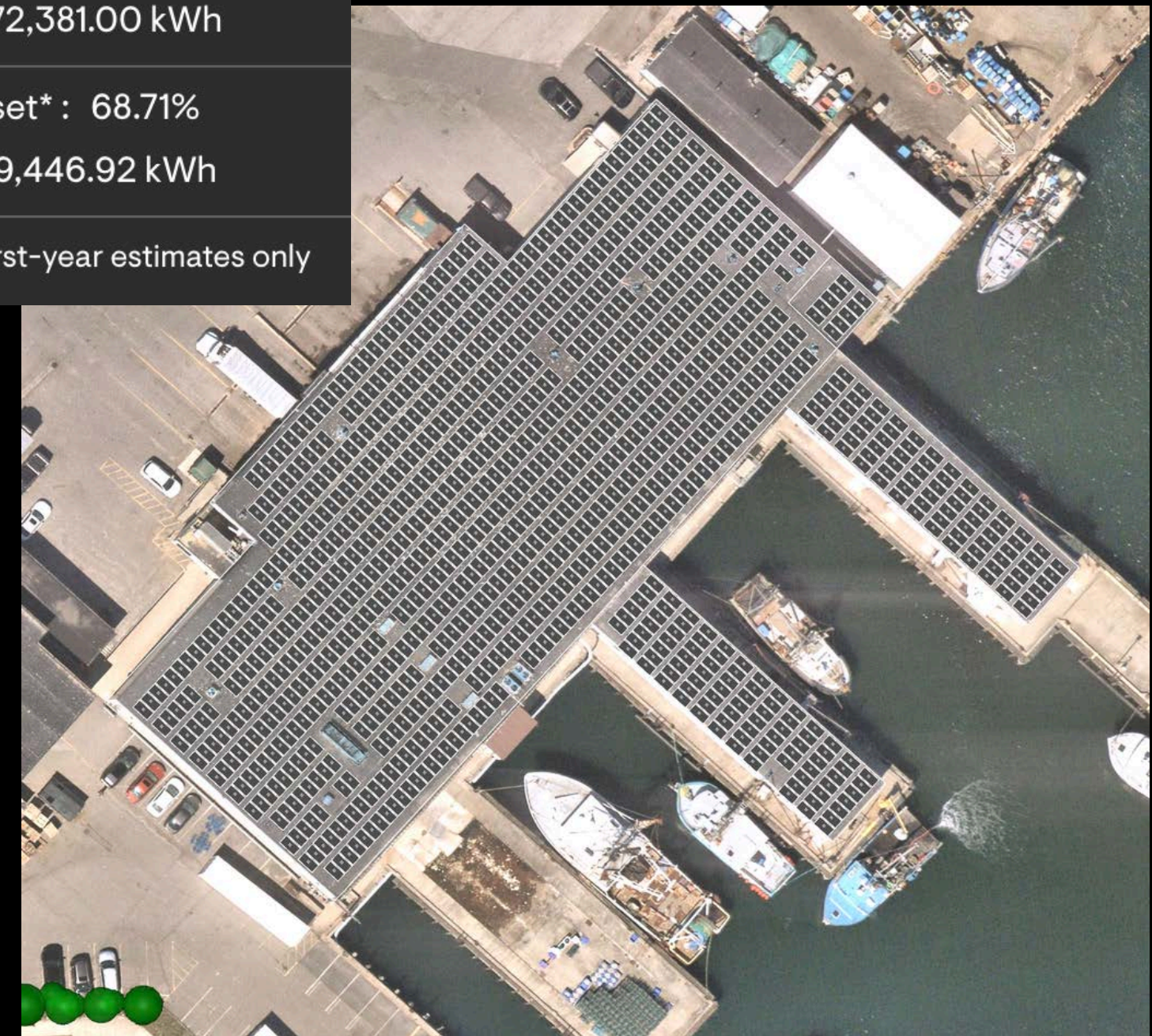
Inverters: Micro - 1023

Consumption: 872,381.00 kWh

Consumption offset* : 68.71%

Production* : 599,446.92 kWh

*These values are first-year estimates only



Rent vs Own

Smallest
209,229 kWh

Max (best)
599,447 kWh

Max (worst)
599,447 kWh

Year	Central Maine Power		Solar		SAVINGS	
	Monthly	Annually	Monthly	Annually	Monthly	Annually
1	\$2,964	\$35,568	-\$574	-\$6,888	\$3,538	\$42,456
2	\$3,142	\$37,702	-\$574	-\$6,888	\$3,716	\$44,590
3	\$3,330	\$39,964	-\$574	-\$6,888	\$3,904	\$46,852
4	\$3,530	\$42,362	-\$574	-\$6,888	\$4,104	\$49,250
5	\$3,742	\$44,904	-\$574	-\$6,888	\$4,316	\$51,792
6	\$3,967	\$47,598	-\$574	-\$6,888	\$4,541	\$54,486
7	\$4,204	\$50,454	-\$574	-\$6,888	\$4,778	\$57,342
8	\$4,457	\$53,481	\$0	\$0	\$4,457	\$53,481
9	\$4,724	\$56,690	\$0	\$0	\$4,724	\$56,690
10	\$5,008	\$60,091	\$0	\$0	\$5,008	\$60,091
11	\$5,308	\$63,697	\$0	\$0	\$5,308	\$63,697
12	\$5,627	\$67,519	\$0	\$0	\$5,627	\$67,519
13	\$5,964	\$71,570	\$0	\$0	\$5,964	\$71,570
14	\$6,322	\$75,864	\$0	\$0	\$6,322	\$75,864
15	\$6,701	\$80,416	\$0	\$0	\$6,701	\$80,416
16	\$7,103	\$85,241	\$0	\$0	\$7,103	\$85,241
17	\$7,530	\$90,355	\$0	\$0	\$7,530	\$90,355
18	\$7,981	\$95,777	\$0	\$0	\$7,981	\$95,777
19	\$8,460	\$101,523	\$0	\$0	\$8,460	\$101,523
20	\$8,968	\$107,615	\$0	\$0	\$8,968	\$107,615
21	\$9,506	\$114,071	\$0	\$0	\$9,506	\$114,071
22	\$10,076	\$120,916	\$0	\$0	\$10,076	\$120,916
23	\$10,681	\$128,171	\$0	\$0	\$10,681	\$128,171
24	\$11,322	\$135,861	\$0	\$0	\$11,322	\$135,861
25	\$12,001	\$144,013	\$0	\$0	\$12,001	\$144,013
26	\$12,721	\$152,653	\$0	\$0	\$12,721	\$152,653
27	\$13,484	\$161,812	\$0	\$0	\$13,484	\$161,812
28	\$14,293	\$171,521	\$0	\$0	\$14,293	\$171,521
29	\$15,151	\$181,812	\$0	\$0	\$15,151	\$181,812
30	\$16,060	\$192,721	\$0	\$0	\$16,060	\$192,721
	Avg. Monthly Utility Bill:	\$6,505	Avg. Monthly Solar Bill:	\$0	Avg. Monthly Savings:	\$6,505
	Total Utility Cost:	\$2,811,942	Total Solar:	-\$48,216	Total Savings:	\$2,860,158

Year	Central Maine Power		Solar		SAVINGS	
	Monthly	Annually	Monthly	Annually	Monthly	Annually
1	\$8,492	\$101,904	\$5,904	\$70,852	\$2,588	\$31,052
2	\$9,002	\$108,018	\$5,904	\$70,852	\$3,097	\$37,167
3	\$9,542	\$114,499	\$5,904	\$70,852	\$3,637	\$43,648
4	\$10,114	\$121,369	\$5,904	\$70,852	\$4,210	\$50,518
5	\$10,721	\$128,651	\$5,904	\$70,852	\$4,817	\$57,800
6	\$11,364	\$136,371	\$5,904	\$70,852	\$5,460	\$65,519
7	\$12,046	\$144,553	\$5,904	\$70,852	\$6,142	\$73,701
8	\$12,769	\$153,226	\$0	\$0	\$12,769	\$153,226
9	\$13,535	\$162,419	\$0	\$0	\$13,535	\$162,419
10	\$14,347	\$172,165	\$0	\$0	\$14,347	\$172,165
11	\$15,208	\$182,495	\$0	\$0	\$15,208	\$182,495
12	\$16,120	\$193,444	\$0	\$0	\$16,120	\$193,444
13	\$17,088	\$205,051	\$0	\$0	\$17,088	\$205,051
14	\$18,113	\$217,354	\$0	\$0	\$18,113	\$217,354
15	\$19,200	\$230,395	\$0	\$0	\$19,200	\$230,395
16	\$20,352	\$244,219	\$0	\$0	\$20,352	\$244,219
17	\$21,573	\$258,872	\$0	\$0	\$21,573	\$258,872
18	\$22,867	\$274,404	\$0	\$0	\$22,867	\$274,404
19	\$24,239	\$290,869	\$0	\$0	\$24,239	\$290,869
20	\$25,693	\$308,321	\$0	\$0	\$25,693	\$308,321
21	\$27,235	\$326,820	\$0	\$0	\$27,235	\$326,820
22	\$28,869	\$346,429	\$0	\$0	\$28,869	\$346,429
23	\$30,601	\$367,215	\$0	\$0	\$30,601	\$367,215
24	\$32,437	\$389,248	\$0	\$0	\$32,437	\$389,248
25	\$34,384	\$412,603	\$0	\$0	\$34,384	\$412,603
26	\$36,447	\$437,359	\$0	\$0	\$36,447	\$437,359
27	\$38,633	\$463,600	\$0	\$0	\$38,633	\$463,600
28	\$40,951	\$491,416	\$0	\$0	\$40,951	\$491,416
29	\$43,408	\$520,901	\$0	\$0	\$43,408	\$520,901
30	\$46,013	\$552,155	\$0	\$0	\$46,013	\$552,155
	Avg. Monthly Utility Bill:	\$18,636	Avg. Monthly Solar Bill:	\$0	Avg. Monthly Savings:	\$18,636
	Total Utility Cost:	\$8,056,345	Total Solar:	\$495,961	Total Savings:	\$7,560,384

Year	Central Maine Power		Solar		SAVINGS	
	Monthly	Annually	Monthly	Annually	Monthly	Annually
1	\$8,492	\$101,904	\$9,936	\$119,235	-\$1,444	-\$17,331
2	\$9,002	\$108,018	\$9,936	\$119,235	-\$935	-\$11,217
3	\$9,542	\$114,499	\$9,936	\$119,235	-\$395	-\$4,736
4	\$10,114	\$121,369	\$9,936	\$119,235	\$178	\$2,134
5	\$10,721	\$128,651	\$9,936	\$119,235	\$785	\$9,416
6	\$11,364	\$136,371	\$9,936	\$119,235	\$1,428	\$17,136
7	\$12,046	\$144,553	\$9,936	\$119,235	\$2,110	\$25,318
8	\$12,769	\$153,226	\$0	\$0	\$12,769	\$153,226
9	\$13,535	\$162,419	\$0	\$0	\$13,535	\$162,419
10	\$14,347	\$172,165	\$0	\$0	\$14,347	\$172,165
11	\$15,208	\$182,495	\$0	\$0	\$15,208	\$182,495
12	\$16,120	\$193,444	\$0	\$0	\$16,120	\$193,444
13	\$17,088	\$205,051	\$0	\$0	\$17,088	\$205,051
14	\$18,113	\$217,354	\$0	\$0	\$18,113	\$217,354
15	\$19,200	\$230,395	\$0	\$0	\$19,200	\$230,395
16	\$20,352	\$244,219	\$0	\$0	\$20,352	\$244,219
17	\$21,573	\$258,872	\$0	\$0	\$21,573	\$258,872
18	\$22,867	\$274,404	\$0	\$0	\$22,867	\$274,404
19	\$24,239	\$290,869	\$0	\$0	\$24,239	\$290,869
20	\$25,693	\$308,321	\$0	\$0	\$25,693	\$308,321
21	\$27,235	\$326,820	\$0	\$0	\$27,235	\$326,820
22	\$28,869	\$346,429	\$0	\$0	\$28,869	\$346,429
23	\$30,601	\$367,215	\$0	\$0	\$30,601	\$367,215
24	\$32,437	\$389,248	\$0	\$0	\$32,437	\$389,248
25	\$34,384	\$412,603	\$0	\$0	\$34,384	\$412,603
26	\$36,447	\$437,359	\$0	\$0	\$36,447	\$437,359
27	\$38,633	\$463,600	\$0	\$0	\$38,633	\$463,600
28	\$40,951	\$491,416	\$0	\$0	\$40,951	\$491,416
29	\$43,408	\$520,901	\$0	\$0	\$43,408	\$520,901
30	\$46,013	\$552,155	\$0	\$0	\$46,013	\$552,155
	Avg. Monthly Utility Bill:	\$18,636	Avg. Monthly Solar Bill:	\$0	Avg. Monthly Savings:	\$18,636
	Total Utility Cost:	\$8,056,345	Total Solar:	\$834,645	Total Savings:	\$7,221,700

Commonly Asked Questions

Life Span / Warranty

- 25 YEAR WARRANTY
- 60 YEAR LIFE EXPECTANCY

Structural Concerns

- STRUCTURAL ENGINEERING STAMPS
- NO LEAK GUARANTEE

Maintenance

- CLEAN EVERY *1-5 YEARS*
- NOTHING MECHANICAL = 0 MAINTENANCE





Q&A

