



# SALEM HARBOR PORT AUTHORITY

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## MEETING MINUTES: July 7, 2022

A public meeting of the Salem Harbor Port Authority was convened at 5:00 pm via Zoom web conference.

**Members present:** Michael Rutstein (Chairman), Mayor Kimberley Driscoll, Councilor Bob McCarthy, Fred Atkins, Kathy Winn

**Others Present:** Capt. Bill McHugh – Harbormaster, Seth Lattrell – Port Authority Deputy/Planner, Christine Petryszyn – Recording Clerk, Hannah Mori (Senator Lovely’s office)

### Call to Order

Chairman Rutstein called the meeting to order at 5:06 pm and outlined the format for the meeting, indicating that members of the public may provide comments during the period of the meeting designated for public comment.

### Hybrid Meeting Overview

Beginning with the August 4<sup>th</sup> meeting, the Port Authority meetings are anticipated to be hybrid in format. A quorum of the members must be in-person. The meetings will be held in the large conference room in the City Hall Annex. The room is enabled for Zoom meetings. The public will be able to see and hear all members and will be able to provide comment.

### Staff/Authority Updates

#### Offshore Wind Design Update

Mr. Lattrell reported that Crowley has completed 10% of project design for the port redevelopment. A number of public meetings have been held, with neighborhood associations, City Council, key City stakeholders, etc. The main message being conveyed is concern about construction impacts, traffic, and public access. It is a balance to achieve both maritime commercial use and public access. Mr. Lattrell noted that they are working towards 30% design. The general layout of the project is site is simple, and they are not anticipating major buildings. The permitting process is expected to begin in the fall. The estimated closing date for the property is September 30th.

The City is looking to maintain it’s ownership rights to the 3-5 acres and berth, which will not be separate from the offshore wind project site. The City needs parking, access, a new ferry building, etc. The Community Benefit Agreement will lay out these commitments.

Harbormaster McHugh raised concerns about access during the 10% design stage and hopes for improvements from a maritime perspective.

Mayor Driscoll highlighted the Community Benefit Agreement and hopes the City can maximize its benefits.

#### Engagement

Mr. Lattrell noted that there is a Salem offshore wind website. The website will include project updates, meeting presentations, etc. Outreach is expected to slow during the summer months but will pick up again in the fall.

#### Project Funding

Mr. Lattrell provided an update on project funding which includes the submittal of a \$50,000 Equitable Workforce Development grant submitted by MassHire, in partnership with UMass Amherst and the Essex County Community Foundation, which will target the workforce in EJ communities. The Crowley team is leading a multi-million-dollar grant request which will support infrastructure.

Mayor Driscoll expressed appreciation to Mr. Lattrell for the work he is doing to support and manage this project.

#### Blaney Street Parking

The members previously came to agreement on language for the signage and there has been agreement on sign locations. There is no timeline yet on installation, but requisition of the signs is underway.

#### Harbor Plan/DPA Master Plan

The City received comments back from CZM, which were positive. The plan is moving forward and is consistent with ongoing work. The City is working with the state to make sure there is Chapter 91 compliance.

#### Salem Ferry Terminal Building

Mr. Lattrell stated that everyone has acknowledged that the building is at the end of its life and that there is an opportunity with the offshore wind site to construct a new building. An RFP would be useful to start the design process. This will help the City get a better understanding of cost, and also place the City in a better position to access potential federal funding.

#### Harbor Master Report

Harbormaster McHugh reported that the Blaney Street parking has improved. The message is being received that parking is for certain purposes only. He believes the signage will only enhance that message.

Harbormaster McHugh noted his agreement with Mr. Lattrell's assessment of the Salem Ferry Terminal Building. He added that providing air conditioning has been an issue because the unit is no longer made, but a portable unit has been ordered.

Additional education has been ongoing to inform the public that Blaney Street is not an appropriate or safe location for dropping off and picking up passengers.

The North Berth caps have arrived. The railings are up and look excellent. Efforts are starting to pay off and the City is receiving additional activity from some larger ships, which should provide added opportunities for tourism, restaurant, and museum visitation.

The MBTA approached the City about potential partnerships to help curb the train delays associated with the repair work scheduled for the summer. That dialogue is expected to continue.

The search is ongoing for a new, larger vessel. Harbormaster McHugh is looking to get estimates for a new build.

Ridership on the ferry has been strong. He would still like to see improvements to the cancellation notification system.

The Landing has had a slow start due to personnel challenges, but it is improving. Harbormaster McHugh believes improved marketing could increase turnout.

**Public Comment**

The meeting was opened for public comment. There were no comments.

**Approval of Minutes**

Meeting minutes from the June 2nd meeting were unanimously approved by all members present.

**Adjournment**

Salem Harbor Port Authority adjourned at 5:50 pm