



SALEM HARBOR PORT AUTHORITY

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MEETING MINUTES: February 4, 2021

A public meeting of the Salem Harbor Port Authority was convened at 5:07 pm via Zoom web conference.

Members present: Chair Michael Rutstein, Mayor Kimberley Driscoll, Bob McCarthy - Ward 1 Councilor, Meaghan LeClerc, Fred Atkins

Members absent: None

Others Present: Capt. Bill McHugh – Harbormaster, Kathy Winn – Deputy Director DPCD, Seth Lattrell – Port Authority Deputy/Planner, Chris Hood – CW Hood Yachts, Senator Joan Lovely, Hannah Mori, Alan Hanscom – SATV, Bob Blair, Charlie Patsios, Scott Silverstein, Pat Gozemba, Kim McDonald, Patrick Scalli

Chairman Rutstein called the meeting to order at 5:07 pm.

Chairman Rutstein outlined the format for the meeting and indicating that members of the public may provide comments during the period of the meeting designated for public comment.

The meeting was opened with a presentation from Chris Hood from C.W. Hood Yachts. Mr. Lattrell addressed the Port Authority to introduce Mr. Hood, indicating that the presentation was a concept intended to inform the Port Authority members on the demand for certain marine industrial uses and related labor skills, and that the Port Authority was not being asked to review or approval any specific proposal. Mr. Hood, owner of C.W. Hood Yachts provided an overview of his business in Marblehead and a boat yard his family started in Portsmouth Rhode Island. Mr. Hood shared that his family's Rhode Island marina functioned as a "maritime village" which integrated a host of marina services, and that he sees a demand for a similar facility on the North Shore that could service both recreational and commercial vessels including vessels such as the Friendship. Mr. Hood shared that Salem is underutilized as a destination port, despite being well positioned from a navigational standpoint. Mr. Hood's vision for a marina in Salem could also present opportunities for partnerships with local schools for education in marine trades, could provide opportunities for public waterfront access, and could attract more visitors to Salem by boaters bringing their vessels for service. Chairman Rutstein asked for clarification on the types/salaries of the estimated 150 employees of the Portsmouth marina. Mr. Hood shared that the 150 jobs were full time and were wide ranging, with everything from

welding and painting to CAD drafting and design. Chairman Rutstein asked if Mr. Hood would contemplate a marine railway, specifically to support the Friendship. Mr. Hood said he did, and that it could also serve other recreational and commercial vessels. Chairman Rutstein requested clarification on the layout of the Portsmouth marina. Mr. Hood responded by talking through a site image of the marina and sharing that the marina was not intended as a pure recreational facility or transient marina, but rather as a service station for repairs, for launching of new vessels, and as a staging area vessel for awaiting repairs. Mr. Hood added that rack storage is a growing market that could be desirable in Salem. Mayor Driscoll asked if Mr. Hood has been in contact with Footprint regarding their property. Mr. Hood confirmed that he has been in off and on discussions with Footprint, and has also been in discussions with other industry professionals who might be interested in developing a “maritime village”. Mayor Driscoll acknowledge the need for coordination of the overall development plan to bring these uses together. Mr. Atkins shared that he agrees that there is a significant need for a use such as this due to the limitations on waterfront space in the area.

Mr. Lattrell provided an update on the Municipal Harbor Plan/DPA Master Plan. Mr. Lattrell shared that there was a productive Harbor Plan Committee meeting in January and that the city recently released a survey intended to solicit input on the priorities for redevelopment of the Footprint property. There are a handful of smaller meetings occurring as a lead up to the Harbor Plan Committee and public meetings in March. Mr. Rutstein asked if Footprint would be engaged at those March meetings. Mr. Lattrell confirmed that Footprint is doing some directed outreach over the next month and will likely present or participate directly in those March meetings.

Mr. Lattrell provided an update on the North Berth and Deep Water Berth assessment and repair. Mr. Lattrell indicated that he had circulated a copy of a proposal from GEI for a next phase of services at the North Berth. He stated that permits have been submitted, initial design has been reviewed, and that he will need the Port Authority to vote to proceed with GEI's proposal for final design and construction phase services. All members of the committee acknowledged that they have reviewed the proposal. A motion to proceed with the proposal was made by Councilor McCarthy and seconded by Ms. LeClerc. The motion to proceed with the GEI proposal was passed unanimously. Mr. Lattrell shared that the Deep Water Berth repair went out to bid. Six bids were received, no questions were submitted. The low bid was below the anticipated cost, however staff needed to confirm the adequacy of the submission before the bid could be officially awarded.

Mr. Lattrell shared that the City did receive a response on the terms for the lease of the Deep Water, however additional work was needed since the issues of indemnification/liability and management responsibilities still remain. Port Authority staff continue to coordinate with legal counsel on resolution.

Mr. Lattrell indicated that he and Mr. McHugh held a kickoff meeting with Sperling Interactive on the website. Work to set up the website has commenced.

Mr. McHugh provided the Harbormaster's report. Mr. McHugh shared that the City was able to get the gangways and barriers off of the Deep Water Berth infills to facilitate the future repair work. The City did receive news that the Ritz Carlton vessel, Evrima, has unfortunately cancelled for the 2021 season. Mr. McHugh shared that he has received an inquiry from a prominent marine transportation company with interest in the port to support offshore wind, and that he has directed them to Footprint as the property owner. Mr. Lattrell added that MassCEC anticipates releasing a draft of their port infrastructure findings in March.

The meeting was opened to public comment. Mr. Charlie Patsios shared his support for the growth along the Salem waterfront as well as Mr. Hood's proposal and expressed his interest in getting on a dock/mooring list. Mr. McHugh shared that the only existing list is the City's mooring list.

Meeting minutes from the December meeting were unanimously approved.

Prior to adjournment, the Mayor acknowledged the intersection of the interests of the Port Authority, Harbor Plan, and Footprint, and the challenge that presents, but that it's a tremendous opportunity to shape the community and that progress is occurring.

Salem Harbor Port Authority adjourned @ 5:50 pm.