



# SALEM HARBOR PORT AUTHORITY

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## MEETING MINUTES: Jan. 16, 2019

A public meeting of the Salem Harbor Port Authority was convened at 5:00 pm in the medium conference room located on the ground floor of Salem City Hall Annex, 98 Washington Street.

**Members present:** Acting Chairman Bob McCarthy - Ward 1 Councilor, Fred Atkins and Meaghan LeClerc

**Members joined by phone:** Michael Rutstein

**Members absent:** Mayor Kim Driscoll

**Others Present:** Senator Joan Lovely, Capt. Bill McHugh – Harbormaster, Tom Daniel – Planning Director, Kathy Winn – Deputy Planner, Seth Lattrell –Port Authority Deputy/Planner, Rinus Oosthoek/Jeff Swartz – Salem Chamber of Commerce, Capt. Bob Blair – Eastern Point Pilots, Capt. Thomas Evans, Curtis Cheney – Collins Eng., Stan Franzeen – Salem Alliance for the Environment.

Meeting called to order at 5:00pm.

Meeting minutes from the December 5<sup>th</sup> meeting were unanimously approved.

Councilor McCarthy opened the meeting. Mr. Lattrell provided an update on the Municipal Harbor Plan/DPA Master Plan. The RFP was initially published on November 18<sup>th</sup> and a single response was received on December 12<sup>th</sup>. The City's consultant selection team met with the consultant team the following week to discuss their team structure and approach, however, following that meeting the City staff felt that it would be beneficial to reissue the RFP. Additionally, another large waterfront site in Salem was evaluating planning firms concurrent with the first RFP, which prevented those firms from submitting due to the potential conflict of interest. The RFP was reissued on December 23 with a due date of January 23. Following receipt of proposals, it is anticipated that the selection/contract award process would be complete by the end of February or early March. The process will officially begin with submission of a request for notice to proceed with the state which includes a public comment period on the scope of the plan. Once notice to proceed is issued by the State, the City's consultant will begin an involved community engagement process and begin developing the harbor plan, a process anticipated to last for several months before a draft harbor plan is issued for state review.

Mr. Lattrell provided an update on the meeting between Mayor Driscoll, Harbormaster McHugh, Deputy Director of Planning Kathy Winn, and himself, with Massport CEO Lisa Wieland and her staff. It was reported that the meeting was viewed as a good starting point for future conversations, and that there would be follow up between the Mayor and Massport regarding shared marketing efforts and future participation in the cruise ship symposium. Mr. McHugh noted that in contrast to his prior meetings, he thought the willingness to cooperate was a success for the city.

The Port Authority discussed the status of discussions with Sidney Florey of DEME Offshore regarding the letter of interest he requested from the City. Harbormaster McHugh indicated that he has been in contact with Mr. Florey, and that Mr. Florey is still actively working on establishing contacts within the supply chain but is interested in establishing an open line of communication with the City. Councilor McCarthy asked if Mr. Florey has been in discussions with the site owner. Mr. McHugh indicated that we don't know if any further discussion has occurred between DEME/Footprint beyond an initial introduction.

Mr. Lattrell indicated that on February 6<sup>th</sup> at 5pm CZM Director Lisa Carlisle and MassCEC Offshore Wind Director Bruce Carlisle will be attending the Port Authority meeting to present on the state of offshore wind. Both Lisa and Bruce have also been involved in the Gulf of Maine Offshore Wind Task Force that was assembled by BOEM at the request of NH Governor Sununu. Mr. Rutstein asked for additional information regarding the Executive Order from Gov. Sununu that was raised in the last meeting. Mr. Lattrell indicated that he would look into it and provide that information to other Port Authority members.

Mr. Lattrell presented the updated markup of the berth conveyance. As previously discussed, staff received a revised wharfing agreement from Footprint that was intended to serve as an interim agreement until upland uses were confirmed, the specific 3-5 acres could be located, and a formal conveyance could be established. This wharfing agreement applied to both the deepwater berth and the upland area. Harbormaster McHugh and Mr. Lattrell circulated a modified draft of the wharfing agreement for review by the Port Authority. Harbormaster McHugh and Mr. Lattrell had modified the draft to apply only to the upland area under the assumption that the wharf could be conveyed to the city concurrent with the execution of the wharfing agreement. The modified draft also attempts to resolve some issues over the logistics of managing the future use of the wharf and removes remnants of the prior agreement that should no longer apply. Mr. Lattrell noted that this modified draft has not been reviewed by counsel, and that Port Authority members are asked to review and provide comments within one week. Comments will be discussed at the next meeting or sent to legal counsel for review. Councilor McCarthy asked for a reminder as to why there was a need to delay the conveyance of the 3-5 acres. Harbormaster McHugh noted that it's largely to protect Footprint's interests as they determine the buildout of the upland area, and that the City can generally work with whatever area they are given as long as it's adjacent to the deepwater berth. Mr. Lattrell noted that the wharfing agreement was intended to serve as an interim agreement as there are other aspects of the Community Benefits Agreement that have not been established as they won't be

practical until the use of the upland area has been determined, such as the Managing Board for the Port Authority which is to include representation from Footprint.

Harbormaster McHugh reported that the Nathaniel Bowditch's life saving devices are antiquated and will likely need to be replaced this year with a canister style device. Additionally, the Blaney Street sanitary pumpout system will need to be replaced prior to April.

Councilor McCarthy noted that parking at Blaney street is an increasing problem, particularly during the summer, winter snowstorms, and October. He shared a couple ideas that have been expressed by the Parking and Traffic Commission, including making a portion of the lot resident parking only, having some form of permit system, expanding signage, etc. Mr. McHugh acknowledged the issue and shared a couple additional ideas including adding hatching/stripping at the no parking area or adding some additional spaces. It was agreed that towing should be a last resort and that managing and taking steps to prevent abuse of the system was preferred over punitive action.

Mr. Lattrell noted that he received some information on a public art piece proposed along a fence at Blaney Street to raise awareness for climate change, but details were thus far limited. He will share details with the members as they become available.

Councilor McCarthy opened the meeting to Public Comment. Bob Blair, Eastern Point Pilots, reiterated prior statements that the Port needs to be forward facing to the market and show that it is open for business. He reminded the Port Authority that in the enabling legislation, one of the duties of the Authority is to enhance the value of the port and to increase economic capabilities. He noted that there is general consensus throughout the state that the Port of Salem is an economic engine of the Commonwealth and that the Authority should be more aggressively focusing on how to utilize that resource.

Salem Harbor Port Authority adjourned @ 5:45 pm.