



# SALEM HARBOR PORT AUTHORITY

---

98 WASHINGTON STREET, SALEM, MASSACHUSETTS 01970

(978) 619-5685 | PLANNING  
(978) 741-5685 | HARBORMASTER

## MEETING MINUTES: June 23, 2021

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

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

**Members absent:** Meaghan LeClerc

**Others Present:** Capt. Bill McHugh – Harbormaster, Seth Lattrell – Port Authority Deputy/Planner, Senator Joan Lovely, Hannah Mori – Office of Senator Lovely, Bob Blair – Eastern Point Pilots, Mike Magee

Chairman Rutstein called the meeting to order at 5:11 pm.

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

Mr. Lattrell suggested that the agenda be taken out of order to allow time for Mayor Driscoll to join the meeting before discussing certain agenda items. Chairman Rutstein agreed.

Mr. Lattrell provided an overview of the Harbor Plan and DPA Master Plan, including a schedule of upcoming Committee meetings and anticipated agendas. Mr. Lattrell confirmed that the Harbor Plan is still on track for submission around late Fall 2021.

Mr. Lattrell provided an update on the Port Infrastructure Grant Application. A kickoff meeting was held and initial concepts for the application have been received. Efforts are ongoing to develop a small port small project (under \$4.14M) application for review ahead of the July 30<sup>th</sup> deadline.

Mr. Lattrell gave an update on the ongoing work at the North Berth, indicating that construction is ongoing, but is advancing smoothly. Harbormaster McHugh confirmed that the hold space inspection was a success, and the steel barges are in good shape. Recoating,

replacement of zinc, and repair of aluminum is ongoing and on schedule. The only remaining variable is the delivery time of the materials for the barge connection.

Mr. Lattrell indicated that the website is in progress. Drafts of comp are developed but are going through internal reviews.

Harbormaster McHugh provided the Harbormasters report. The Bowditch was drydocked for maintenance/repair, but should be back in the water tomorrow, June 24. In the meantime, service is being provided by the Cetacea. The air conditioning unit at the ferry terminal is failing and in need of replacement. Lead times for a new unit have proven to be problematic, but staff will continue to work to identify a solution. Mr. McHugh shared that it was brought to his attention that there was a complaint about a fluctuating fare on the ferry. Mr. McHugh is working with the operator to better understand the issue and resolve concerns. Mr. Rutstein asked for an update on the concern identified in the past about Customs and Border Patrol not qualifying Salem as a Port of Entry due to the lack of suitable facilities. Mr. McHugh confirmed that there is more work to be done and expanded upon the details of those necessary facilities. Mayor Driscoll asked Mr. McHugh if there is any timeline for the ferry fare issue. Mr. McHugh responded that he is still tracking down the details, but that he will work diligently to address it.

Mayor Driscoll shared with the Authority that the state and city are forming a partnership to explore offshore wind port development in Salem and discussed the benefits of this collaborative approach between the city and state. Mayor Driscoll also shared that the state has expressed a willingness to support the Port Authority in their Port Infrastructure Grant. Mr. Lattrell introduced for consideration that with this news, the Port Authority consider pausing the appraisal to allow this partnership to materialize and guide the proper next steps for the property. Mr. Lattrell also suggested that the funds that were committed to the appraisal be reallocated to fund a strategy consultant. After deliberation amongst the members, Councilor McCarthy indicated that he would support a motion to table the appraisal and reallocate the funds toward a strategy consultant. Mayor Driscoll agreed and also clarified the details of the Community Benefits Agreement, including the co-ownership structure of the berth and 3-5 acres, and that the Port Authority was formed to provide more efficient management and to facilitate securing grant funding. Mayor Driscoll also expanded upon the context and advantages of the state's willingness to partner with Salem, the role that the Port Authority could play, and the need to work through a lot more detail in the coming months. The motion was made by Councilor McCarthy and carried unanimously. Mr. McHugh suggested that our coordination with the state could inform our strategy going forward as a Port Authority. Mr. Atkins asked for clarification regarding the right to use and repair the pier. Mayor Driscoll confirmed that we have the right to use the berth through our Wharfing Agreement.

Scott Silverstein, Footprint Power, provided an overview of the Request for Expressions of Interest, sharing that there was a significant level of interest, and noting that the deadline for response was extended to June 24 based on requests from interested parties. Chairman Rutstein asked if Mr. Silverstein could share who the interested parties were. Mr. Silverstein shared that interest included wind developers, port operators, marine contractors, and potential manufacturers, but indicated that he could not share specific names out of the need to respect privacy between competing firms. Mr. Rutstein asked at what point the city will have the opportunity to weigh in on the interested uses. Mr. Silverstein responded that it would depend on the nature of the responses, but he hopes to continue to collaborate closely with the city. Mr. McCarthy asked how Footprint's role with the city may change if there is interest in purchasing the site. Mr. Silverstein indicated that it is challenging to respond not knowing what the responses to the REI are, but that a successful project will need to consider the city's interests as well. Mr. McCarthy also asked about the timing of sharing responses with the Port Authority and City. Mr. Silverstein said it will again depend on the nature of the responses, but that it will likely be an iterative process before we can do an apples-to-apples comparisons of uses.

The meeting was opened for public comment. Bob, Eastern Point Pilots, shared his appreciation to the Mayor and Footprint for their efforts, and encouraged Footprint to be transparent and continue to work closely with the city/state to identify a scenario that best serves local/regional interests.

Mike Magee expressed his enthusiasm over the city/state partnership but recommended that an environmental group such as safe have a role. Mr. Magee encouraged that a dedicated staff member be assigned to this partnership task and asked for transparency in the process with the city. Mr. Magee also shared in interest in seeing the appraisal conducted in advance of the partnership with the state advancing further.

Meeting minutes from the June 3 meeting were unanimously approved by all members present.

Salem Harbor Port Authority adjourned @ 6:22 pm.