

**PEASE DEVELOPMENT AUTHORITY  
PORT COMMITTEE MEETING  
MINUTES**

**Monday June 3, 2024**

Presiding: Neil Levesque, Committee Chair

Present: Steve Fournier, Committee Member  
Karen Conard, Committee Member  
Brad Cook, Chair, Port Advisory Council- Ex officio member

Attending: Myles Greenway, Interim Director Division of Ports and Harbors;  
Paul Brean, PDA Executive Director;  
Anthony Blenkinsop, PDA General Counsel;  
Suzy Anzalone, PDA Finance Director

**I. Call to Order**

Director Levesque, Committee Chair, called the meeting to order at **8:30 a.m.** in the boardroom of the Pease Development Authority at 55 International Dr. Portsmouth, NH.

**II. APPROVAL OF MINUTES** The approval of the minutes listed below were postponed to the next Port Committee meeting.

- October 16, 2023
- January 9, 2024
- April 2, 2024

**III. Public Comment:**

Several folks signed up for public comment, as follows:

Daniel Salerno, Manager XI Northeast Fishery Sector IX- Manager for Groundfish cooperative based in Portsmouth NH, also the NE Fishery Management Council Representative for NH. Regarding the facility at Portsmouth, both organizations are concerned about infrastructure, some of the biggest problems in the industry is lack of infrastructure. Salerno is hoping that the facility is going to be built as it was or even expanded. We would like to see the ability for the ground fish community to continue use the facility, as it is anticipated that it will grow in the next couple of years. There are new members joining the sector each year. It is slowly coming back to where it was, but there is concern that if the PFP facility is not built to at least where it was we won't have the infrastructure moving forward to sustain the fishery. Chair asked Dan to provide his contact information to Myles Greenway.

John Tuttle, Black Dog Charters, Rye NH, questions for the chair, is the public going to be provided an opportunity to speak after the presentations? Chair indicated that they aren't doing Q & A today, but answered the question indicating they are hearing the presentations today and then they will be presented to the full board next week, but there will be plenty of time for people to weigh in as these are complex issues.

Erik Anderson, NHCFA, spoke on the building at Portsmouth Fish Pier, read the proposal by Appledore and Oak Point and is confused at the bottom line number. Just hoping that is cleared up. In the proposal there is a reference for storage of 5 containers, and that it would be a wooden building. With regards to how the building is now, it has an office area, bait cooler, fish cooler, and an ice machine, the proposal calls for a wooden structure and a modular structure to house the ice machine and the bait cooler. One illustration showed measurements that don't appear to show any expansion of the existing size of the cooler, which should have been included in his opinion.

Janet Stevens, Executive Councilor, spoke on the \$1 million ARPA funding being secured which took a lot of work on behalf of the Governor, herself, on behalf of our fisherman. She said the Governor will consistently state that the fishing industry in NH is on the brink of extinction. The source of the funding is not from PDA, it is ARPA SRF funding, the funds need to be spent by 12/31/2026. There is no mention of underground storage tanks in the proposal, a demolition budget may be available, and funds for asbestos. Spoke on lack of fuel at Hampton and Rye. Spoke on the proposal for Rye Harbor that appears to be an investment in private structures, but stressed there is a 50-year building at Rye Harbor which can't be overlooked. Thanks for the progress that is being made. Had a question on a back up generator, there are 3 available, but the connections still need to be made. There could be funds available through Homeland Security to help offset those costs.

Kurtis Lang, Fisherman from Portsmouth, it is important to build the building to what it is now, and having separate coolers for bait, and ground fish, and please follow the set up that is there now.

Damon Frampton, Fisherman from Portsmouth, thank you to Councilor Stevens to help with the funding and happy that this is moving forward to secure a building and he plans to attend every meeting during the process.

#### IV. **Directors Report:**

Handout from Myles, included for reference in the minutes. Appledore is in attendance to answer questions.

- Portsmouth Commercial Fish Pier Building- ARPA funding approved for “Costs of engineering study, design, permitting, and construction for a replacement building.”
  - **Concept Study Results** - There are 2 printed copies of the Concept Study, and it was sent out electronically as well. Myles pointed out the Executive Summary which starts on page 1. Brean explained the cost breakdown, the base bid and the 2 major options, which brings the total to around \$1.9 million. The main building portion is intended to be a wooden structure and the 2 cooler buildings are intended to be metal frame with blown in insulation. Page 54 of Appendix B has a sketch of what the building could look like, based on the concept study. With the deadlines to expend the funds approaching we'd like to move forward as soon as possible.

- **Scope of Work Proposal-Appledore Marine Engineering-Question from Fournier**, where will the short fall to fund the 1.9 million come from. That is to be determined. Conard added that if Councilor Stevens concept of seeking demolition remediation is viable that should be explored as soon as possible. Brean believes the existing building should be demolished, and at some point we will only be able to build so much with the funds available. There is a potential to restore a portion of the building, if the mechanical room could be preserved it would save an additional amount of money. Without additional funding the square footage may need to be reduced. Fournier said the reality is if no funds can be secured, reductions will need to be made. Discussion on eliminating the bathroom and office, could save about \$40,000. The proposal also includes all new equipment, as it is not recommended to use the old equipment. Brean indicated there are 2 options, one being that there is the scope of work from AME that takes the conceptual plan and puts the project on the street, out to bid, or, and this is not recommended due to timing, go for a design/build bid. PDA Engineering has reviewed the AME proposal and the concept study and feels comfortable that it's a good number for the project. Fournier asked if the entire amount of funds awarded could be used for the fish pier building. His reasoning is we have the livelihood of a fishing pier and would rather secure Rye Harbor to protect from weather before investing in those buildings, and make sure the fishing crews have what they need in Portsmouth as well. Councilor Stevens confirmed that funds need to be allocated by 12/31/24 and expended by 12/31/26. Repurposing could occur if there was an amended contract presented to Fiscal and Governor & Council.
- Rye Harbor Marine Facility
  - Rip-Rap/Seawall Repair Fee Estimate 2019-Attached for reference and had a total estimate in the amount of \$345,000 to return to pre-storm conditions.
  - The ARPA award was requested for “Rye Harbor costs of concept development, engineering, design, bidding, permitting, and construction of a structure to better accommodate retail operations.” A Scope of Work Proposal-Appledore Marine Engineering was requested and was presented to the Committee. Levesque asked for an explanation on the prior estimate to repair the seawall from the 2018 storm surge. Director Marconi had asked Appledore to prepare an estimate to restore the revetment to pre-storm conditions or better. The area in front of harbor offices and to the north that had been damaged over the years. This won't fix the water in the parking lot but would prevent wave action. The number is for construction, not for engineering. Brean offered that if there is a consensus, we would draft a memo to combine the efforts and believe that it is acceptable in the ARPA funding because we don't want to approved the facilities without mitigating storm surge. The primary focus should be to mitigate storm surge. Councilor Stevens offered that there was \$20 million appropriated for storm surge repairs, and there was an engineering study for that area that may be

valuable for the sea wall planning. If it could be used, it could save money and not duplicate efforts. Reminder that permitting is a lengthy process. Noah from Appledore reminded the Committee that the \$345,000 estimate is from 2018 and would most likely be significantly higher in today's market. Further discussion on the cost to replace the fish pier building and how costs could be reduced from \$700 per sq. ft. There could be options to use stand along bait coolers that don't require a dwelling and could potentially build a covered area where individual bait coolers could be used. Discussion on deed restrictions and any city requirements. Ultimately the Committee had a consensus to recommend approving the engineering on the Portsmouth project to get a bid on the street and move forward on getting a scope of work for Storm remediation only in Rye, with the intent to have the State change the use of the ARPA funds. The whole board should have a say in this. Discussion on the number of ground fisherman, which is at about 8. Chair invited the members of the public to attend the Pease Board meeting on June 13th. Your input is valuable.

**V. New Business:**

Brad Cook wanted to make the Committee and the public aware that the North Atlantic Ports Association, which represents Port Management up and down the Eastern Seaboard from Sydney to Virginia. Their annual meeting is this week in Portsmouth for a couple of days at the AC Hotel. This is not a meeting that is open to the public, but it is their first meeting in Portsmouth in the last 20 years. They will be participating in a number of events locally, including taking a boat tour on the Piscataqua River on the Thomas Loughton. One of the highlights include a presentation from Professor Erin Bell from UNH on the Living Bridge work and Tidal Turbine Project on the Memorial Bridge. Also, Command staff from the Army Corp of Engineers, NE District will be present and will discuss the various Navigation Improvement projects in NH waters. Cook reminded the Committee about the expanded turning basin, which allows the River Pilots to turn ships in a 1200' space.

**VI. Old Business:**

No old Business.

**VII. Press Questions:**

**VIII. Adjournment:**

Director Conard moved to adjourn, Fournier seconded and the meeting adjourned at 9:15 AM.