



## SALEM HARBOR PORT AUTHORITY

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### MEETING MINUTES: April 6, 2023

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

**Members present:** Kathy Winn (Chair), Acting Mayor Bob McCarthy, and Captain Fred Ryan

**Others Present:** Capt. Bill McHugh – Harbormaster, Tom Devine – Planning Department, Jared Kemp, Joseph St. Pierre, and John Berry – Crowley, Steve Clarey, Bob Lawler, and Jeanne Sullivan - BHC, Senator Lovely, Councilor Cohen, and Christine Petryszyn – Recording Clerk

#### Call to Order

Kathy Winn called the meeting to order at 5:00pm and Captain McHugh 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.

#### Offshore Wind Port Design Updates – Crowley

Jared Kemp, Joseph St. Pierre, and John Berry from Crowley were present to provide a status update on the project. Mr. Berry summarized the current project status in terms of permitting, design, and construction. Required local, state, and federal permitting are underway and should all be in progress by June 2023. Mr. Kemp summarized the project timeline which includes having the engineering and permitting completed by the summer of 2023, construction beginning in the fall of 2023, and project completion in the winter of 2025/2026.

Mr. Kemp reviewed the site plan, which has no major changes. Crowley is looking for a location for a potential cable landing and developing green landscaping around the borders. The design details include shore power for tugs and larger vessels in the future. AECOM is looking at sustainability standards to see what others are doing across the industry.

The construction management plan will include coordinating shift hours with the City and expects to have a point of contact designate. They will coordinate closely with the neighborhood as work begins.

Mr. St. Pierre discussed Crowley's community outreach which has focused on Salem High School, Essex Tech, Salem State University, and the Massachusetts Maritime Academy. They have a robust effort moving forward and support from the City in targeting the workforce, higher education opportunities, and safety trainings. He added that meetings and presentations to local community groups will continue through the summer and during the construction period. Crowley is focused on sustainability as part of

its corporate policy through environment, social, and governance. They are committed to be net-zero by 2050.

Mr. Berry discussed the EIS which looked at truck and vessel emissions and will also look at air quality and a noise study so that they can work to mitigate those impacts. He noted they are looking to be operational by 2026. There will likely be third party support with some of the larger cranes. He added there is still a need for additional project funding.

Harbormaster McHugh noted that some of the equipment necessary for the larger ships hasn't been developed yet and that is why there are extra conduits. Mr. Berry reiterated that point. Crowley feels comfortable that the conduits in the plan will be more than sufficient. Harbormaster McHugh noted that he met with the Crowley's consultant on security and are having an ongoing conversation regarding access, landscaping, and pedestrian use.

### **Harbor Plan/DPA Master Plan**

Mr. Devine reported that February 24<sup>th</sup> marked the start of a 60-day consultation period. They expect a decision from the Secretary in mid-May.

### **Salem Ferry/BHC**

Steve Clarey, Bob Lawler, and Jeanne Sullivan were in attendance to present an update on the Salem Ferry service. Mr. Lawlor reported that last year's season was a great year and surpassed pre-COVID numbers. He reported that rates are staying the same, but that they are no longer accepting MBTA passes because the MBTA is no longer reimbursing BHC. The 2023 ferry schedule will remain the same, and that they will beef it up in October. They are working to update the Passenger Alert Notification for riders. He reported in the overhaul of the vessel and that they are working to get it ready for the season.

Ms. Sullivan discussed the marketing plan for the year, which includes the North Shore, South Shore, and Boston. She said they are updating the website, making it very easy to buy tickets. They are advancing paid social media and have a strong national presence. Ms. Sullivan reported that she has been a member of Destination Salem for 10 years. BHC has 48 vessels and they do cross-marketing on all vessels. Public relations will be a strong, especially in the fall.

It was noted that The Landing has a distinctly local crowd and will open May 26<sup>th</sup>, Thursday – Sunday. They hope to have music every evening and hope to do more Give Back Nights, salsa, etc. The menu will be similar.

Harbormaster McHugh requested that the notification system come via text message instead of email.

Ms. Winn noted that October saw a record-breaking year. Mr. Lawlor concurred and said he would circulate final numbers. Access to a larger vessel was a game changer, and Mr. Lawlor said BHC can commit to that again this year. Mayor McCarthy asked that BHC clarify the resident rate, ticket processing, and verification on their website.

### **Terminal Building/Harbormaster Report**

Harbormaster McHugh reported that have started an RFP for building design, and that they are working to finalize a \$300,000 grant for the project.

Harbormaster McHugh reported on the extensive overhaul for the vessel. He said it will be ready for the season, and that the last outstanding item is for lifeboats, which are expensive. He is working to get cost estimates for them now and may request funding through the revolving fund to cover the expense.

He also reported on the RFP for the commercial marina, which was kept open for 45 days. Despite much outreach, only existing licenses submitted requests. He added that he is looking forward to working on the facility security plan to make improvements on the landscaping, access, and flow.

Ms. Winn inquired as to the parking situation, and Harbormaster McHugh reported that the signage did help and that he is hoping to hire staff to help promote good parking practices.

### **Public Comment**

The meeting was opened for public comment. Steve Kapantais, 23 Wisteria Street, requested that the Crowley slides be posted by the Planning Department. He also asked if the ticket prices/rates for residents be clarified.

Betsy Frederick, 90 Canal Street, stated that she is looking forward to the study results, particularly on stormwater impacts, sea level rise and shedding water to abutters. Mr. Kemp noted that the site level is being raised by two feet and that water will be directed to the harbor after passing through a filter.

John Hayes, Chair of the City of Salem Sustainability Committee, stated that he was pleased to hear about the electrical infrastructure and expressed concern about emissions from idling.

Pat Gozemba, 17 Sutton Avenue, Salem Alliance for the Environment, noted the occurrence of the port electrification conference on the west coast, reiterated the request to see studies produced from the project, and expressed the desire to have input from the community. She encouraged anyone in the community who is interested in the Community Benefit Agreement to contact the Mayor's office. She requested a pre-negotiation meeting with the Mayor so that he could hear the concerns of community groups.

Bonnie Vain, West Avenue, Salem Alliance for the Environment, expressed similar sentiment to Ms. Gozemba. SAFE would like to be very involved in workforce development and appreciates the commitment from Crowley. She suggested that Lynn Tech, which is in an EJ community, might also be a good fit as a partner for workforce development.

Ana Nuncio, 20 Winter Street, echoed Ms. Gozemba's comments and noted that it is vital to have input from the community and Latino representation.

Judith Reilly, 20 West Avenue, stated that she enjoyed the presentation and requested the City put together a formal process for comments.

Kate Enderlin, 22 Woodside Street, a member of SAFE and 350 North Shore, supported Ms. Gozemba's comments.

### **Approval of Minutes**

Meeting minutes from the February 2<sup>nd</sup> meeting were unanimously approved by all members present.

### **Adjournment**

Salem Harbor Port Authority adjourned at 6:56pm.

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Approved by the Salem Harbor Port Authority on 5/4/2023.