

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

WORKING WATERFRONT ACCESS COMMITTEE; HARBOR COMMITTEE

October 16, 2024

MINUTES

Attendance:

Working Waterfront Access Committee: Ira Kelley, Chairman

Harbor Committee: John Church, Harbor Master; Harry Fish; Diane Smith

Guests/Other: Kathy Killian, Grants/Planning Assistant; Cynthia Beauvais, Public; James Jutras, Sunrise County Economic Council; Paul Monyok, Haley Ward; Johanna Szillery, Haley Ward; Chip Haskell, Haley Ward.

Minutes of September 18, 2024: Draft minutes were distributed by e-mail and were reviewed at the meeting. Motion made to approve the minutes as written. Seconded and approved.

Haley Ward Update:

- **Environmental Review (required for release of HUD funds):** Haley Ward is proceeding with coordination of Endangered Species Consultations with National Marine Fisheries/NOAA, and U.S. Fish and Wildlife. Shared documents prepared by Haley Ward are pending review. **IPaC** is a project planning tool that streamlines the **USFWS** environmental review process, and it frequently changes as endangered species habitats are updated. Johanna, Paul, and Regina Gray of Haley Ward have spoken with Zach Normile of Army Corp of Engineers regarding endangered species consultation and will keep him in the loop. ACOE is not the 'lead agency' for review.
- **Permits:**
 - **New Maine DEP requirements:** Tier One Permit Application submitted may not be what is needed. Haley Ward has consulted with Madison Bangs of MDEP as she has been assigned to review our application. She is requesting that we apply for a Tier Three Permit. Haley Ward staff have been assigned and are working on gathering the additional information needed for the Tier Three Permit while they try to determine the reason for the change in requirements. Tier One Permitting had been discussed and confirmed during April 2023 site visit as the proper level if the wetland impact would be less than 15,000 square feet (which it is). Review timeframe for Tier Three is longer, and the permit is more costly.
- **Construction Plans and Bidding Process:** Mr. Monyok shared his screen to review the Construction ready plan progress with the committee. He will have an electronic copy to forward early in the week of October 21st and will arrange for full size copies to be printed in Machias for Kathy to pick up. Paul also verbally outlined the possible timeline of the bid documents, advertising, and meetings for the Construction Bid Process. Holidays in November and December may have an impact on timing. Paul will discuss with Chip how changes in the plans and bid documents will be handled if the Maine DEP

requires a Tier Three Permit. Zach Normile, ACOE has reviewed the plans with Haley Ward and had not commented that there was anything there that is not permissible.

- Paul will provide draft bidding documents and a timeline for review as soon as possible. Ira, John, and James will meet to review the documents, and Kathy will get back to Paul with their questions/comments so the Bid Documents can be finalized before the November 20, 2024 meeting.
- **Schedule of Values/Estimate Cost of Construction:** James Jutras pointed out that this information is critical to have as he will be reviewing for compliance with the federal regulations related to the HUD Grant. Paul indicated that the estimates of cost are nearly complete.

Coleman/Aiston Status:

- Coleman documents are signed and have been sent to our attorney for filing with the Washington County Registrar of Deeds. Consent from TD Bank as the lienholder on the Coleman's property is still pending, although being processed. Kathy will assist Mr. Coleman with the information that needs to be gathered for the consent to be approved.
- Cornelia (Nina) Aiston called the town office to determine the status of the Right of Way and Kathy explained that the plan had been changed so it no longer crosses her property and that the town will retain the current right of way going past her house to allow for utilities and plowing/maintenance requirements on the road to her cottage.

Grant Updates:

- **Representative Jared Golden Request** – no updates; none expected until the federal budget is signed.
- **FY 2025 Coastal Community Grant.Shore and Harbor Planning Grant Programs** – Grant contract (\$50,000) for continued planning and to help get us to starting construction, has been signed and received. We can begin submitting invoices for reimbursement for work completed after October 1, 2024. The grant is scheduled to end on December 31, 2025.
- **FY2023 Community Project Funding (HUD – EDI/CPF)** – Our HUD representative is dotting the I's and crossing the T's which is great progress. Our paperwork has passed most of the hurdles and we are taking care of details. Our representative, Rommel Calderwood, has been responsive and helpful. James Jutras of SCEC will assist with the administrative and compliance details required by the HUD grant contract.

Permit and Use Fee: Diane Smith updated the group on some of the towns she has contacted and is narrowing down towns that can share agreements, fee schedules, and processes that may help us make decisions for managing mooring records and Henry Point Working Waterfront use.

Minutes: ktk 10/23/2024

Approved 11/20/2024