

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

WORKING WATERFRONT ACCESS COMMITTEE; HARBOR COMMITTEE

June 18, 2025

MINUTES

Attendance: Ira Kelley, Chairman Working Waterfront Access Committee; Harry Fish, Harbor Committee; Diane Smith, Harbor Committee; Kathy Killian, Grants/Planning Assistant; Cynthia Beauvais, Public Guest; James Jutras, SCEC (via Zoom); Paul Monyok, Haley Ward (via Zoom)

Minutes of April 16, 2025: No meeting was held in May of 2025. Draft Minutes of the April meeting were distributed by e-mail and reviewed during the meeting. Motion made to approve minutes as written. Seconded and approved.

Haley Ward Update:

- **Environmental Review (required for release of HUD funds):** Johanna Szillery of Haley Ward completed work on the Environmental Review and HUD's required Essential Fish Habitat Assessment. The Environmental Review has been completed, and consultations finalized and approved by NOAA and U.S. Fish and Wildlife Service (Maine Ecological Services). The Essential Fish Habitat Assessment which relates to constructing a pre-cast concrete boat ramp and floating docks to allow for dedicated commercial fishing boat access to Sawyer Cove has been completed and conservation recommendations have been received from HUD (Haley Ward, Inc as designated representative for EHF Consultation).
- **Tier 3 Permit Status:** Paul Monyok reported that Madison Bangs of Maine DEP had requested additional information and alternatives to the section of road that impacts the shoreline and abuts the freshwater wetland. There are no alternatives for the plan to raise the road and stabilize the shore. Paul noted that the plan was designed for the least possible impact to the wetlands and the shore below highest annual tide. Haley Ward has responded to Ms. Bangs and will send a copy of her questions, comments, and Haley Ward's responses for the Jonesport Permit Application File. Paul believes we are still on track for a July decision on the permits.

Also questioned by the committee was whether work could begin when the permit is issued, or is there an additional comment or appeal period. Paul explained that comments must be made during the permit review period for an appeal to be allowed. So far, there have been no comments from the public or other agencies. Appeals are unlikely. How long is the appeal period?

- **Bid Packet Review:** The Bid Packet sent to the committee in November of 2024 had several corrections needed. Paul will continue to follow up on the status as there is no evidence that the committee has received the updated packet. Ms. Killian will follow up

by sending Paul the November Packet (Henry Point Project Manual) with committee notes and questions highlighted. The committee's goal is to advertise as soon as possible. Paul will also send an updated advertisement draft for the committee's approval. The standard contract portion of the Bid Packet/Project Manual has been sent to the town's attorney for review and the attorney expects to provide feedback during the week of June 23, 2025.

Coleman/TD Bank Request for Information

- **Additional Requests:** TD Bank requested the updated survey (March 2025 which shows the current buildings and property improvements, and the realigned right of way deeded to the Town by Mr. and Mrs. Coleman), a copy of the MOU from the Town to Mr. and Mrs. Coleman, and a revised form for TD's Consent to the Easement. We have those documents, and they will be sent to TD Bank as soon as possible. In addition, TD is requesting verification that the ownership of the property transferred to Kenneth and Debra Coleman as Co-Trustees of the Coleman Living Trust, u/a dated 10/31/2024 which affects the TD Bank mortgage was approved by TD Bank. The Quit Claim Deed for that transaction was dated 10/31/2024 and recorded 11/5/2024. The deed to the Town for the Right of Way was dated 8/23/2024 and recorded 10/16/2024. The Town of Jonesport is asking only that TD Bank consent to the transfer of the Right of Way to the town, which happened prior to the Colemans transferring the property to the trust.

Grant Updates:

- **Representative Jared Golden Request FY2026 submitted in case funding will be offered:** the application has gone to Jared Golden's staff and will be ready for submission if Congressionally Directed Spending is offered for Fiscal Year 2026.
- **FY 2025 Coastal Community Grant.Shore and Harbor Planning Grant Programs:** this grant remains active and the primary use will be to fund the bid packet work, the bidding process, contract negotiations, and contract award.
- **FY2023 Community Project Funding (HUD – EDI/CPF):** required environmental reviews, assessments, and consultations have been completed and will be submitted to HUD as soon as possible.
- **2025 Harbor Management and Access Grant Application Submitted:** the application was submitted and receipt acknowledged. If awarded, the grant will provide up to \$15,000 (with \$2,500 provided in matching cash by Jonesport) for moving concrete planks to the launch ramp site and beginning the preparation of the site for the launch ramp.

Permit and Use Fee: any information or discussion: no news to report, but work does continue. It will be important to have fees and permits for use determined before the site is opened for operation.