

HENRY POINT WORKING WATERFRONT PROJECT

COMBINED COMMITTEE MEETING

WORKING WATERFRONT ACCESS COMMITTEE; HARBOR COMMITTEE

June 18, 2026 – Thursday at 6:00 PM

MINUTES

Attendance: Ira Kelley, Chairman Working Waterfront Access Committee; Harry Fish, Harbor Committee; Diane Smith, Harbor Committee (via zoom); Kathy Killian, Grants/Planning Assistant; Paul Monyok, Haley Ward (via zoom).

Minutes of May 21, 2026: Draft minutes were distributed to committee members by e-mail; no comments or questions were received. Minutes were reviewed during the meeting, and a motion was made to approve the minutes as written. Seconded and approved.

Haley Ward Question and Answer: A pre-construction meeting needs to be scheduled. Paul Monyok will not be available from July 20, 2026 through July 24, 2026. Kathy will check with Jim Carver for availability.

Pre Construction Needs:

- **Pay Maine DEP In-Lieu Fee** – the voucher requesting \$200,000 from HUD was submitted June 8, 2026. Kathy will follow up with HUD for expected approval and payment date.
- **Submerged Land Permit ~ William Henry Kelley (b. 1824; d. 1890) Surviving Heirs** – Kathy will be sending a final list of release deeds received and recorded to the attorney as soon as the recorded deeds are received from the Registry (expect by the end of June). The attorney has started preparation of the documents needed to petition the court for quiet title.

Concrete Planks and Docks:

- **Morrison – design fee (placeholder)** No action taken. Design Fee can be paid to Morrison upon release of NBRC funds.

Grant Updates:

- **FY2023 Community Project Funding for Road (HUD – EDI/CPF)** - the voucher requesting \$200,000 from HUD was submitted June 8, 2026. Kathy will follow up with HUD for expected approval and payment date.
- **NBRC Grant for Parking Area and Launch Ramp** – Kathy will be submitting Form 1002 (request for release of funds), Code of Conduct approved by Selectboard on June 4, 2026, and Commitment Letter from Machias Savings Bank for the General Obligation Bond Note.

- **Representative Jared Golden CDS FY2026 for Pier Planning and Design (HUD – CPF)** – We have been given a list of HUD Community Project Funding contacts so we can begin asking questions in anticipation of receiving our Grant Package scheduled for delivery in October 2026. In the interim, Kathy is attending the scheduled training webinars. This grant will cover planning, design, and engineering, and include geotechnical, hydrologic, and bathymetric surveys needed for the raised pier (a.k.a. Phase II of the project). Kathy will reach out to HUD CPF contacts to determine requirements for competitive bidding.
- **EDA – Economic Development Administration ~ Opportunity** – FY2025 Disaster Supplemental Program will offer \$1.47 billion nationally until funds run out. Individual project award maximum up to \$50 million. Rolling application date. Qualified applications will be considered until the funds run out. EDA Public Infrastructure Investment Program offers awards of up to \$30 million for facility construction. 20% non-federal funding would be needed.

Permit and Use Fees: any information or discussion:

There was discussion about whether the rules for use of the Henry Point Working Waterfront should include rules for using the existing Jonesport Marina at Sawyer Cove. Harry Fish explained that it is owned by the State and they set the rules of use. Suggestion was made that the rules document should clarify that fact and point to a source of the State's rules. Tabled for future discussion. John Church and Harry Fish have worked with the State over the years to compromise and allow commercial use. There will be more discussion with the State as we get closer to an opening date for Henry Point. Questions also surfaced about rule enforcement at both marinas which were tabled for future discussion.

Other Business:

- **Meeting Schedule** – return to 3rd Wednesday of each month for Henry Point Working Waterfront/Harbor meetings beginning with the next meeting, which is scheduled for July 15, 2026 at 6:00 PM.
- **SCEC** – When updated on our success with the Jared Golden Congressionally Directed Spending award by James Jutras, the Community Development Department of SCEC questioned whether we had asked Kingfish for a donation to assist with cash flow or cover the DEP In-Lieu-Fee. Kathy advised James that we had not as they are a private entity and would not be using the Henry Point Working Waterfront. SCEC leaders also asked if we had considered a Municipal Tax Increment Financing District (TIF) to which Kathy responded that the Select Board had discussed TIF in prior years and determined that this was not an option for the Henry Point Project.