

Town of Provincetown  
Provincetown Public Pier Corporation  
Public Hearing Minutes

Hearing time and date: 7pm July 7, 2003  
Hearing location: Judge Welsh Room, Town Hall  
PPPC Members present: Joyce Guide, Robin Haueter, George Hitchcock, Martin Michaelson  
Also Present: Rex McKinsey, Pier Manager

There were no persons present at the hearing to make comments to the PPPC Board.

*Motion to enter into the record of this hearing the Chair's prepared statement:*

Motion: Martin Michaelson  
Second: Robin Haueter  
Vote: 4-0

*The Statement from the Chair of the Board of Directors on Proposed Rate Changes appears as an addendum [A] at the end of this document.*

The Board discussed voting to adopt the proposed rates given that the hearing was not attended by anyone wishing to comment on the rates.

*Motion that the Board adopt the proposed rates set in the right column of the Hearing Notice posted June 19, 2003 and that the Hearing Notice be attached to the minutes of the meeting:*

Motion: Martin Michaelson  
Second: George Hitchcock  
Vote: 4-0

*The Hearing Notice, under the name Proposed Fee Increases for MacMillan Pier Dockage appears as an addendum [B] at the end of this document.*

*Motion to Adjourn:*

Motion: Robin Haueter  
Second: George Hitchcock  
Vote: 4-0

Hearing adjourned at 7:45pm

Addendum [A]:  
**Provincetown Public Pier Corporation**  
**Statement from the Chair of the Board of Directors on Proposed Rate Changes**  
July 7, 2003

I'm Joyce Guide, Board Chair for the Provincetown Public Pier Corporation. This is a public hearing regarding proposed rates

changes for dockage on the Finger Piers and Floating Docks on the East Side of MacMillan Pier.

I'd like to introduce the Board of Directors of the Provincetown Public Pier Corporation. [present and not present]

Before we begin discussion on the rate changes let me provide some background.

To reconstruct MacMillan Pier and rescue it from collapse, Mass Development and the Town raised \$18 million dollars through a combination of federal and state grants, together with \$3.8 million of Town borrowing. A condition of the grants was that the Town establish an independent management structure for the pier. The 1999 Town Meeting approved a plan to create the Provincetown Public Pier Corporation to manage the pier.

The mandate of the Pier Corporation as set forth in the enabling legislation is two-part:

First is to operate the pier like a business. The corporation is expected to balance expenses and revenues so that we break even and the pier doesn't become a financial drain on the Town. This means creating new sources of cash flow to repay the debt the Town incurred to build the pier, and to establish an acceptable reserve to maintain the pier in its current state of repair. Users of the pier are also expected to help repay the Town debt through the fees they pay.

The second part of our mandate is to support and nurture the businesses that rely on the pier. These include commercial fishing, transportation, tourism-oriented excursion vessels, and special community events. In particular, the Corporation strongly believes that supporting the local commercial fishing industry is in the best interest of all of Provincetown.

The original business plan for the reconstruction of MacMillan Pier established a rate setting process that proved to be acceptable to the grantors and lenders who funded the project. That process involves surveying the rates charged by other ports in the region and establishing the average market rates from that data. Earlier this year we completed and published an updated Survey of Current Market Rates — which is available on our website or through the Pier Manager's office. The survey brings together findings on 15 regional ports from Portland, Maine to Quonset-Davisville in Rhode Island. While precise comparisons are not possible since each port varies from one another to some degree, the survey identifies the average market rate for each of the facility types we offer. These are the target rates that we will move to going forward.

Today we are addressing rates for the Finger Piers and Floating Docks on the East Side of MacMillan Pier. The existing rates have not been raised in over 15 years and are dramatically lower than the current market average.

The current market rate we've identified for dockage comparable to the Finger Piers is \$69 per linear foot annually. The current market rates for Floating Docks are \$87 per linear foot annually.

It should be noted that the Pier Corporation is expected to establish standard market rates based on the region and charge them for MacMillan Pier facilities. It is not appropriate for the Corporation to provide subsidized rates to any particular user group. Separately, ProFish, representing Provincetown-based commercial fishing did make an agreement with the Town that, at their discretion, the Board of Selectmen may provide subsidies to reduce the rates charged for commercial fishing vessels. But that is a discussion that must occur with the Town and not the Pier Corporation.

However, in an effort to moderate the effect of the rate changes on commercial fishing businesses, we've developed a trial 3 and 5-year ramp-up on the rates for the two facility types specifically used by Provincetown-based commercial fishing vessels. If we are successful in developing other sources of cash flow on the pier to replace the revenue lost to these below-market rates, we will continue with the gradual increases in the coming years.

The Finger Piers — which are used exclusively by commercial fishing vessels are based on the 5-year ramp-up — have a proposed rate of \$18 per linear foot for 12 months beginning July 1, 2003, and \$14.50 per linear foot for 6 months beginning July 1, 2003. The proposed transient rate is \$1 per foot per day.

The Floating Docks have two rates. First for Provincetown-based commercial fishing vessels, the proposed rate is \$29 per linear foot for 12 months beginning July 1, 2003. For all other users, the proposed rate is \$100 per linear foot for the period July 1 to November 30, 2003. Both rates for the Floating Docks have 40-foot minimum.

Now I'm going to open the floor for public statements. Here is the format: Each person wishing to speak may do so once, for up to 5 minutes. The board may provide clarifications when appropriate but we will not otherwise answer questions during the public statements period. Following the public the board members will have an opportunity to each make a statement. With that, I'll invite anyone who wishes to speak to step up, and please state your name and address. [End]

Addendum [B]:

## Proposed Fee Increases for MacMillan Pier Dockage

The Provincetown Public Pier Corporation will conduct a public hearing on **Monday, July 7, 2003 at 7 p.m.** in the Judge Welsh Hearing Room, Town Hall, 260 Commercial St., Provincetown, MA 02657 to consider the following changes to the Harbor Regulations for Commercial fisheries dockage permits.

### Commercial Fisheries Finger Piers

	<i>Current Rate</i>	<i>Proposed Rate</i>
Annual Dockage Permit	\$11 per foot annually	\$18 per foot annually
Semi-Annual Dockage Permit	\$11 per foot per 6 months	\$14.50 per foot per 6 months
Transient	\$1.50 per hour - or - \$36 per day	\$1 per foot per day after 1st two hours

### New Floating Docks\*

Annual Commercial Dockage permit	\$29 per foot annually
Seasonal Recreational Dockage Permit	\$100 per foot annually

\*Permit fee requires 40-foot minimum payment

Seasonal Recreational permit expires November 30, 2003.

*Joyce Guide*  
*Chairman, Provincetown Public Pier Corporation*

[End]

Respectfully Submitted,

Mira Yamaoka

***Approved 8/2/03 by a vote of 4-0. Joyce Guide, Chair***