

**EW HAVEN PORT AUTHORITY**

**SPECIAL MEETING #177**

**JUNE 6, 2022**

This was an entirely remote meeting.

Chairman Abbagnaro called the Special Meeting of the New Haven Port Authority to order at 5:36 PM.

Commissioners Present: John Abbagnaro, Chair; Patricia Drax, Treasurer; Gene Harris; Giovanni Zinn

Staff Present: Sally Kruse, Judi Sheffele

Counsel: Carolyn Kone, Brenner, Saltzman & Wallman

Public: None present

**AGENDA**

**Minutes**

**1. Approval of the Minutes of the Regular Meeting held on May 5, 2022.** No comments were provided. Upon a motion by Commissioner Abbagnaro, seconded by Commissioner Harris, the minutes of the May 5, 2022, Regular meeting were unanimously approved by all Commissioners present at the meeting.

**2. Approval of the Minutes of the Special Meeting held on May 12, 2022.** Commissioner Drax provided minor changes. Upon a motion by Commissioner Abbagnaro, seconded by Commissioner Drax, the amended minutes of the May 12, 2022, Special Meeting were unanimously approved by all Commissioners present at the meeting.

**FINANCIAL REPORT**

**3. Review of Bank Statements and Reconciliations for April 30 (STIF Account) 4. Balance Sheet and Profit and Loss Statement for period ending April 30, 2022.** Treasurer Drax reported on interest activity for the STIF account in April 2022, the Profit and Loss for April 2022, and the Balance Sheet for April 2022. Treasurer Drax found all accounts to be in good order. Upon a motion by Commissioner Abbagnaro, seconded by Commissioner Harris, the Financial Report was accepted by unanimous vote of all Commissioners present at the meeting.

**5. Expenditures requiring Board approval.** There were no expenditures requiring Board approval during May 2022.

**6. Engagement letter from T.M. Byxbee for FY 21-22 annual financial audit.** Attorney Kone stated that she had reviewed the letter and found it to be in good order. Upon a motion by Commissioner Abbagnaro, seconded by Commissioner Drax, the engagement letter for a financial audit costing \$7,000.00 was approved by all Commissioners present at the meeting.

## UPDATES

Connecticut Maritime Coalition - Ms. Kruse presented the information received from the CMC, that one new LIS and New Haven Harbor pilot has been commissioned with others to follow and that the pilot who had grounded a vessel in New Haven Harbor will be facing a hearing.

Connecticut Port Authority – Ms. Kruse and Ms. Sheffele discussed CPA interim Executive Director and that the State Pier in New London is expected to support offshore wind projects for several years which means increased vessel traffic to New Haven Harbor.

ACOE – Channel Deepening Project – Ms. Sheffele said that the ACOE had closed out the feasibility study phase of the project and would be sending a check which money would have to be forwarded to the Connecticut Port Authority for use in the second phase of the project.

New Haven Marine Group/New Haven Harbor Co-Op – Ms. Kruse presented that the Co-Op is attempting to work with the NHPD to prepare for the expected annual East-Coastin' motorcycle rally.

## OLD BUSINESS

**7. Proposed Cannabis Zoning Ordinance Amendment and the Port District** – Attorney Kone reviewed her communications with Attorney R. Williams of the City who indicated that the City Plan Department wanted changes to the proposed Amendment to go through the Board of Alders as the current version of the proposed Amendment had already been presented to them. Attorney Kone's letter, as well as a follow-up email had been forwarded to all Alders who staff the Legislation Committee. Ms. Kone also reported that other areas of New Haven with a development plan in place have been excluded from the proposed Amendment as drafted. After discussion, it was decided that Attorney Kone, Chair Abbagnaro, and Sally Kruse would give testimony at the Legislation Committee meeting on June 7, 2022.

**8. Fulton Terrace-Edgemere Street Development Agreement – Terms Sheet** – a brief discussion of the project status was presented, with an overview of the terms sheet development. Because CT DOT is going to have the properties reappraised and the potential developer is going to have them resurveyed, the decision was made not to vote on the terms sheet at this time.

## NEW BUSINESS

**9. Gateway-NHPA Port Infrastructure Development Grant** – Attorney Kone provided a brief review of a letter between NHPA and Gateway committing to develop a subgrantee agreement by mid-June. She then stated that after reviewing some City of New Haven pass-through agreements, she believes that the subgrantee agreement should be prepared after grant award because awarded grants often come with specific conditions that should be incorporated. Upon a motion by Commissioner Abbagnaro, seconded by Commissioner Harris, all commissioners present voted to extend the deadline for entering into a subgrantee agreement with Gateway until after grant award by the U.S. DOT.

**Commissioner Zinn** reported that CT DOT will do some repairs on the Tomlinson Bridge in 2024 which are expected to have some impact on both rail and water traffic. A meeting has been scheduled for July 18, 2022.

**Commissioner Abbagnaro** discussed a gift to say goodbye to Commissioner Mascola. Ms. Sheiffle suggested a get-together with all previous Board members.

#### **EXECUTIVE DIRECTOR'S REPORT**

Ms. Kruse reported that Gateway had submitted a request for extension of the License Agreement for Parklands Parcels A and B and that she had reached out to both Gateway and New Haven Terminal regarding adjustments to the License Agreements in view of desired development. She also reported that she plans to discuss the parcels and potential development on those parcels with City Plan.

Ms. Kruse reported on efforts to find new Board members.

#### **EXECUTIVE SESSION**

**10. To discuss strategy and negotiations regarding pending litigation to which the New Haven Port Authority is a party.** The Board did not move into Executive Session during this meeting.

**ADJOURNMENT** – Upon a motion by Commissioner Abbagnaro to adjourn the meeting, seconded by Commissioner Harris, and approved by all Commissioners present at the meeting, the meeting was adjourned at 6:38 pm.