**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**#188**

**REGULAR MEETING – APRIL 13, 2023**

This was an entirely remote meeting.

Chairman Fabiani called the Regular Meeting #188 of the New Haven Port Authority (NHPA) to order at 5:03 p.m.

Commissioners Present: Nick Fabiani, Chair; Sal Punzo, Vice-Chair; Gene Harris, Secretary; Tom Cavaliere, Treasurer; Katharine Goodbody; Giovanni Zinn\*

Staff Present: Sally Kruse

Counsel: Carolyn Kone - Brenner, Saltzman & Wallman, LLP

Public: Greg Baribault – Gateway Terminal \*\*

\*Commissioner Zinn joined the meeting at 5:05 p.m. and left at 6:00 p.m.

\*\*Mr. Baribault left the meeting at 5:33 p.m.

AGENDA

**NEW BUSINESS**

**1. PIDP Grant Application.** Mr. Baribault presented the plans for a rail project for which Gateway would like to partner with NHPA, having NHPA act as the lead applicant for a Port Infrastructure Development Grant from the U.S. Department of Transportation’s Maritime Administration (MARAD). Attorney Kone discussed the responsibilities of NHPA, and the terms sheet drafted for a potential MOU between NHPA and Gateway.

**MINUTES**

**2. Approval of the Minutes of the Annual Meeting held on March 9, 2023**. No comments were provided. Upon a motion by Commissioner Fabiani, seconded by Commissioner Harris, the Board unanimously approved the minutes of the March 9, 2023 Annual Meeting.

**FINANCIAL REPORT**

**3. Review of Bank Statements and Reconciliations for March 2023 (all accounts). 4. Balance Sheet and Profit and Loss Statement for period ending March 31, 2023 (all accounts)**. Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheets, and Profit and Loss Statements, noting that the transfer of funds from the money market account to the STIF account in March 2023 resulted in a significant increase in interest income, that the balance in the Money Market account was transferred to the Citizens checking account to close the Money Market account, and that money had been moved from Citizens Checking to New Haven Bank checking to open that account in March. Upon a motion by Commissioner Fabiani, seconded by Commissioner Goodbody, the Board unanimously approved the financial reports.

**5. Expenditures requiring Board approval.** – There were two expenditures above $1,500.00 during March 2023, one of which was exempt under Article X of the Procurement Policy and the other of which had been previously approved by the Board.

**UPDATES**

Connecticut Maritime Coalition (CMC) – At the recent meeting of the CMC, Joe Salvatore of the Connecticut Port Authority provided an update to the CMC regarding the New Haven Harbor channel deepening project.

Connecticut Port Authority (CPA) – As well as serving as the local sponsor for the New Haven Harbor channel deepening project, CPA will be working with the Army Corps of Engineers (ACOE) to look for statewide dredged material management options other than open water disposal.

ACOE – Channel Deepening Project – ACOE is doing hydrographic surveys of the channel and the turning basin. Geophysical sampling may begin next month.

New Haven Marine Group/New Haven Harbor Co-Op – Both groups held an in-person meeting.

**OLD BUSINESS**

**6. Branding Subcommittee** – Commissioner Fabiani and Ms. Kruse held a meeting with former Commissioner Mascola and some of his staff. Ms. Kruse will reach out to the South-Central Regional Council of Governments to determine if they are interested in doing or updating an economic impact analysis of the port. Alternately, the NHPA may consider having such a study performed.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT –** The ED reported that a draft development agreement for the Fulton-Edgemere properties has been circulated and should be ready to present for vote by the Board at the May meeting. The property developer has applied for a Brownfields grant for remediation of the property. In addition, the city would like to lease Parcel 5 from the Connecticut Department of Transportation and/or NHPA.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone and Sally Kruse to discuss the items below on the agenda. The motion was seconded by Commissioner Goodbody and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 6:02 p.m.

**6.To discuss strategy and negotiations regarding pending litigation to which the New Haven Port Authority is a party. (Parcel 3)**

**7. To discuss Acquisition of Properties under CGS 1-200(B)(6)(D) (Parcels 1, 3,4,5,6 and 7; 821 East Shore Parkway and 50 Fulton Terrace; and 0 Albia Street) (Selection of site or purchase of property when publicity would adversely impact purchase price).**

**8. To discuss documents exempt from disclosure under CGS 1-210(b)(24) ((response to a request for proposal and a record or file made by the New Haven Port Authority in connection with the contract award process (Fulton -Edgemere properties) where the Chairman of the Board of Commissioners has certified that the public interest in the disclosure of the response, record or file is outweighed by the public interest in the confidentiality of such response, record, or file)).**

The Board came out of Executive Session at 6:10 pm.

The Board opted to hold a special meeting at 5:00 p.m. on Thursday, April 20, 2023 to further discuss Item #1 on this agenda.

**ADJOURNMENT –** Upon a motionbyCommissioner Fabiani to adjourn, seconded by Commissioner Goodbody, and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 6:14 p.m.