**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**#192**

**REGULAR MEETING – MAY 11, 2023**

This was an entirely remote meeting.

Chairman Fabiani called the Regular Meeting #192 of the New Haven Port Authority (NHPA) to order at 5:02 p.m.

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

Staff Present: Sally Kruse

Counsel: Carolyn Kone and Danielle Bercury\*\*\* - Brenner, Saltzman & Wallman, LLP

Public: Mike Lipp – Wiggin & Dana\*\*\*

\*Commissioner Cavaliere left the meeting at 5:08 p.m.

\*\*Commissioner Goodbody joined the meeting at 5: 03 p.m.

\*\*\*Attorneys Bercury and Lipp joined the meeting at 5:28 p.m. and left the meeting at 5:59 p.m.

AGENDA

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on April 13, 2023**. No comments were provided. Upon a motion by Commissioner Fabiani, seconded by Commissioner Punzo, the minutes of the April 13, 2023 Regular Meeting were unanimously approved by all Commissioners present at the meeting when the motion was made and seconded.

**2. Approval of the Minutes of the Special Meeting held on April 20, 2023**. No comments were provided. Upon a motion by Commissioner Fabiani, seconded by Commissioner Cavaliere, the minutes of the April 20, 2023 Special Meeting were unanimously approved by all Commissioners present at the meeting.

**3. Approval of the Minutes of the Special Meeting held on April 24, 2023**. No comments were provided. Upon a motion by Commissioner Fabiani, seconded by Commissioner Goodbody, the minutes of the April 24, 2023 Special Meeting were unanimously approved by all Commissioners present at the meeting.

**FINANCIAL REPORT**

**4. Review of Bank Statements and Reconciliations for April 2023 (all accounts). 5. Balance Sheet and Profit and Loss Statement for period ending April 30, 2023 (all accounts)**. Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheets, and Profit and Loss Statements. Upon a motion by Commissioner Fabiani, seconded by Commissioner Punzo, the financial report was unanimously approved by all Commissioners present at the meeting.

**6. Expenditures requiring Board approval.** – There were two expenditures above $1,500.00 during April 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) – CMC Executive Director had forwarded information on a Diesel Emissions Reduction Act (DERA) project grant to Blakeslee to repower a tug.

Connecticut Port Authority (CPA) – No separate report. CPA is acting as local sponsor for the New Haven Harbor channel deepening project.

Army Corps of Engineers (ACOE) – Channel Deepening Project – ACOE is continuing with hydrographic surveys of the channel, the turning basin, and the proposed area for tidal marsh creation. Geophysical sampling (including borings) contracts should be awarded next month. Ship simulations with harbor pilots are in progress. Still on track for a 2025 start date for dredging.

New Haven Marine Group/New Haven Harbor Co-Op – Nothing to report.

**OLD BUSINESS**

No updates.

**NEW BUSINESS**

**7. Fiscal Year 2023-2024 Draft Operating Budget** – Ms. Kruse presented a draft operating budget for the Fiscal Year commencing on July 1, 2023, noting that land acquisition costs were not included based on a conversation with the NHPA’s accountants. The Commissioners present had no comments on the budget.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT –** The ED reported that a quote for Fiscal Year 2022-2023 Financial Audit had been requested. Quotes for fencing in parcels to be purchased by NHPA are being sought, with one already received. The PIDP grant application had been submitted. Grant awards should be announced in the fourth quarter.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone, Danielle Bercury, 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 5:23 p.m.

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

**9. 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).**

**10. 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 5:27 p.m.

Commissioner Fabiani moved to add Attorney Lipp to the Executive Session for Item #10. The motion was seconded by Commissioner Goodbody and upon a unanimous vote by all commissioners present at the meeting, the Board moved back into executive session at 5:29 p.m.

The Board came out of Executive Session at 6:15 pm.

Commissioner Fabiani moved to approve the revisions to the previously approved Fulton-Edgemere terms sheet. The motion was seconded by Commissioner Goodbody and unanimously approved by all commissioners present at the meeting.

Commissioner Fabiani moved to approve the Fulton-Edgemere Development Agreement. The motion was seconded by Commissioner Goodbody and unanimously approved by all commissioners present at the meeting.

Commissioner Fabiani moved to approve the draft lease agreement for Parcel 5 and delegate himself, Carolyn Kone, and the E.D. to make and approve non-substantive changes, if required. The motion was seconded by Commissioner Goodbody and unanimously approved by all commissioners present at the meeting.

 **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 6:17 p.m.