**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**REGULAR MEETING #196**

**AUGUST 10, 2023**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #196 of the New Haven Port Authority (NHPA) to order at 5:04 p.m.

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

Staff Present: Sally Kruse

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

AGENDA

**AGENDA ADDITIONS**

Commissioner Fabiani moved to add two items to New Business, the first being a resolution regarding 135 Fulton Terrace and 54 Edgemere Road; and the second being a discussion of a license agreement to install fencing on Parcel 4. Commissioner Cavaliere seconded the motion, which passed by unanimous vote of all commissioners present at the meeting.

**MINUTES**

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

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for July 31, 2023. 3. Balance Sheet and Profit and Loss Statement for period ending July 31, 2023**. Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheet, and Profit and Loss Statement. Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the financial report was unanimously approved by all Commissioners present at the meeting.

**4. Expenditures requiring Board approval.** – There was only one expenditure above $1,500.00 during July 2023, which was exempt under Article X of the Procurement Policy.

**NEW BUSINESS** -

**135 Fulton Terrace-54 Edgemere Road –** Attorney Kone reviewed a resolution to purchase and sell 135 Fulton Terrace and 54 Edgemere Road and to authorize Chair Fabiani to execute all pertinent documents. After discussion, Commissioner Harris moved to adopt the resolution. Commissioner Cavaliere seconded the motion, which was approved by all commissioners present at the meeting.

**Department of Transportation (DOT) License Agreement to allow NHPA to install fencing on Parcel 4 –** After discussion of the condition of Parcel 4 and the license agreement, Commissioner Cavaliere moved to authorize the Chair to sign a license agreement (as amended by NHPA attorneys) with DOT to allow NHPA to install fencing on Parcel 4. Commissioner Harris seconded the motion which was passed by unanimous vote of all commissioners present at the meeting.

**UPDATES**

Connecticut Maritime Coalition (CMC) – No meeting held in July or August – nothing to report.

Connecticut Port Authority (CPA) – There is a board meeting scheduled for August 15th. In addition, ED has a meeting scheduled to discuss the release/transfer of funds authorized by the Bond Commission for purchase of port-area parcels from the DOT.

Army Corps of Engineers (ACOE) – Channel Deepening Project – The ship simulations are complete, and resulting data was used to refine project design. Geotechnical sampling will begin in the fall using a company that ACOE has used in Boston. ACOE has begun designing the salt marsh and is in fairly close communication with officials in West Haven. Still on track for a fall 2025 start date for dredging.

New Haven Marine Group/New Haven Harbor Co-Op – No Co-Op meeting held in July or August.

**OLD BUSINESS**

\*Commissioner Zinn joined the meeting at 5:28 p.m.

**DOT Properties Conveyances –** Final cost for properties totals $697,500. DOT is preparing the deeds for property transfer and ED has a meeting scheduled to discuss release/transfer of funds as authorized by the Bond Commission for purchase of these properties.

**0 East Shore Parkway Purchase –** The PAD committee approved sale of this parcel to NHPA on July 19, 2023. Next steps include approval by LCI and City Plan before final approval by Board of Alders. In a related matter, 815 East Shore Parkway has been acquired by the City. Commissioner Zinn requested the ED to contact the City Engineering Office to assign new street numbers to 0 Albia Street and 0 East Shore Parkway.

**Strategic Port Master Plan RFP –** The plan is undergoing review by NHPA Counsel. The City’s Purchasing Agent agreed to review it and the City’s Economic Development team would also like to review.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT –** The ED reported that the annual financial audit had been kicked off by providing requested information to the auditors. In addition, the ED reported that Gateway Terminal has a tentative determination the Department of Energy and Environmental Protection to approve an application for a floating dock at the Harbor Terminal facility. After discussion of the project, the Board opted to submit a letter of support for the project.

**Agenda Addition –** Commissioner Cavaliere moved to add submission of a letter of support for Gateway’s project to the agenda. Commissioner Fabiani seconded the motion which was approved unanimously by all commissioners present at the meeting except Commissioner Zinn who had lost connection to the meeting for a brief duration due to technical difficulties.

**Letter of Support –** Commissioner Zinn rejoined the meeting.Commissioner Cavaliere moved to submit a letter of support for Gateway’s floating dock project, noting any positive economic impact of the project and Gateway operations. The motion was seconded by Commissioner Fabiani which was approved unanimously by all commissioners present at the meeting.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone, and Sally Kruse to discuss the item below on the agenda. The motion was seconded by Commissioner Cavaliere and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 5:46 p.m.

**To discuss leases for the properties to be conveyed by DOT to the New Haven Port Authority when publicity regarding the leases would adversely impact the price of the leases.**

The Board came out of Executive Session at 5:55 p.m.

**ADJOURNMENT –** Upon a motionbyCommissioner Punzo to adjourn, seconded by Commissioner Harris and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 5:56 p.m.