

**NEW HAVEN PORT AUTHORITY  
MINUTES  
REGULAR MEETING #201  
JANUARY 18, 2024**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #201 of the New Haven Port Authority (NHPA) to order at 5:03 p.m.

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

Staff Present: Sally Kruse

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

Public: Mark Augur (Gateway Terminal)\*\*\*; Martha Murray\*\*\*\*

**AGENDA**

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on December 14, 2023.** No comments were provided. Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the minutes of the December 14, 2023, Regular Meeting were unanimously approved by all Commissioners present at the meeting.

\* Commissioner Goodbody joined the meeting at 5:05 p.m.

**FINANCIAL REPORT**

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

\*\*\*\*Ms. Murray joined the meeting at 5:08 p.m.

**4. Expenditures requiring Board approval.** – There were two expenditures above \$1,500.00 during January 2024, which were exempt under Article X of the Procurement Policy. Insurance renewal expenditures in January 2024 were approved under New Business later in the meeting.

**UPDATES**

Connecticut Maritime Coalition (CMC) – No CMC meeting held since previous NHPA Board meeting.

Connecticut Port Authority (CPA) - CPA in-person meeting held in New Haven City Hall. ED contributed a brief presentation on NHPA activities.

Army Corps of Engineers (ACOE) – Channel Deepening Project – ED is trying to coordinate 20-year dredging needs of the terminals, so that ACOE can design a Confined Aquatic Disposal (CAD) cell to handle their needs.

New Haven Marine Group/New Haven Harbor Co-Op – FAA presentation on drone regulations at the Co-Op meeting. Marine Group meeting scheduled for the following week.

## **OLD BUSINESS**

**Tire removal and cleanup** – Attorney Kone reviewed discussions with City of New Haven (“the City”) representatives regarding their plans for cleanup of tires and installation of fencing. The City strongly desired NHPA to share in the cost of the clean-up. Attorney Kone recommended to the Board that NHPA should pay for the fencing around the NHPA and City owned properties and pay for clean-up within those areas, at a cost of approximately \$25,000. She had further indicated to the City that NHPA would fence Parcel 4 after the NHPA takes ownership of the parcel. Commissioner Cavaliere pointed out that NHPA would then be installing a second fence around fence that we had installed. After more discussion, the Commissioners agreed that partnering with the City on this project was a good idea. Upon a motion by Commissioner Goodbody, seconded by Commissioner Cavaliere, the expenditure of \$25,000 to contribute to the cost incurred by the City of New Haven for the cleaning and fencing of the NHPA and City owned areas in the block that is bounded by Fulton Terrace, Alabama Street, Stiles Street and Albia Street was unanimously approved by all the Commissioners present at the meeting.

**Update on the purchase of DOT parcels** – ED reported that the deeds for all parcels had been signed and DOT is ready to close shortly after they complete cleaning up Parcel 4. Per a conversation with DOT, they have one quote for clean-up and were expecting another shortly. ED also reported that Parcel 3 is ready for closing and that DOT still had a perimeter fence in place. Based on the assumption that DOT would remove the fence, ED had been getting quotes for perimeter fencing. Attorney Kone reported that DOT had sent a late afternoon email indicating that they would leave the fence.

\*\*Commissioner Zinn joined the meeting at 5:27 p.m.

Parcel 3 closing can be scheduled, using cash that NHPA has in the bank with the expectation that the funds being held by the courts would take several months to be released, at which time they would be redeposited into the NHPA account. Attorney Kone reviewed the process for closing out the court proceeding and getting the reimbursement. Attorney Kone suggested that the Board authorize the current expenditure of NHPA funds to close on Parcel 3 while the court process occurs in parallel. Commissioner Fabiani asked which account the money would come from and was told that it would ultimately come out of the STIF account. Commissioner Zinn asked about liquidity of NHPA funds after this expenditure and was told that it would be sufficient for currently planned activities. Upon a motion by Commissioner Cavaliere, seconded by Commissioner Harris, the Board unanimously approved the expenditure of \$204,000 from NHPA cash accounts for purchase of Parcel 3.

## **NEW BUSINESS**

**Insurance Renewals** –

General Liability Insurance – Upon a motion by Commissioner Harris, seconded by Commissioner Goodbody, the Commissioners unanimously approved renewal of NHPA’s General Liability policy for a cost of \$6,280.00.

Management Liability (Leader’s Risk) Insurance – Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the Commissioners unanimously approved renewal of NHPA’s Management Liability policy for a cost of \$4,229.84.

**Parcel 3 Purchase and Fencing** – discussed and acted on in the Old Business DOT Properties portion of the agenda.

**PUBLIC COMMENT** - None

**EXECUTIVE DIRECTOR’S (ED’S) REPORT** – The ED reported on the status of Calendar Year 2023 10-99s, and on research to create an Asset Capitalization Plan for NHPA. ED also reported on the results of the MARAD debrief on the NHPA’s application for a 2023 PIDP grant. ED reported that Gateway would prefer to lease Parcel 6 from NHPA rather than purchase it.

#### **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 5:55 p.m.

\*\*\*/\*\* Mr. Augur and Ms. Murray left the meeting at 5:54 p.m.

**To discuss responses to requests for proposals for development of a Strategic Master Plan for the Port of New Haven and responses by the New Haven Port Authority to such requests for proposal.**

**To discuss acquisition of properties under CGS 1-200(B)(6)(D) (Selection of site or purchase of property when publicity would adversely impact purchase price) with respect to 821 East Shore Parkway and 50 Fulton Terrace.**

The Board came out of Executive Session at 6:23 p.m.

**ADJOURNMENT** – Upon a motion by Commissioner Cavalier to adjourn, seconded by Commissioner Punzo and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 6:25 p.m.