**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**REGULAR MEETING #213**

**SEPTEMBER 19, 2024**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #213 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; Rick Ballou, Secretary; Dustin Nord\*; Chris Avallone; Giovanni Zinn

Staff Present: Sally Kruse

Counsel: Carolyn Kone and Mitchell Jaffe - Brenner, Saltzman & Wallman, LLP

Public: Kaelie Moran – City Plan Department\*\*

**AGENDA**

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on August 15, 2024**. No comments were provided. Upon a motion by Commissioner Punzo, seconded by Commissioner Ballou, the minutes of the August 15, 2024 Regular Meeting were unanimously approved.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for August 31, 2024 (both accounts). 3. Review of Balance Sheet and Profit and Loss Statement for period ending August 31, 2024**. Commissioner Cavaliere reviewed the relevant financial reports and spoke about the balances available in each account. Upon a motion by Commissioner Punzo, seconded by Commissioner Nord, the financial report was unanimously approved.

**4. Expenditures requiring Board approval.** – The only expenditure over $2,500 during August 2024 is exempt under Article X of the Procurement Policy.

**UPDATES**

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

Connecticut Port Authority (CPA) – The Grant Agreement to support development of the Strategic Master Plan was approved at the August 20th CPA Board meeting and signed by the interim Executive Director, Ulysses Hammond, on August 23rd. At that meeting, the CPA Board Chair, David Kooris, stepped down and Paul Whitescarver took the position. ED Kruse will be meeting with CPA’s maritime development director on September 26th in the port district and will discuss the possibility of CPA assisting NHPA with port property acquisition.

Army Corps of Engineers (ACOE) – Channel Deepening Project – the ACOE and Cross Sound Cable company held their quarterly coordination meeting. Cross Sound Cable is preparing to submit the permit applications necessary to move the cable out of the way of the channel deepening project. In a separate project, the ACOE is beginning to develop plans for a flood wall along Long Wharf.

Nationally, the ACOE has a new goal (not requirement) to beneficially reuse 70% of dredged material by 2030. Currently, approximately 35% of dredged material is beneficially reused.

New Haven Marine Group/New Haven Harbor Co-Op – Co-Op held their annual spill response equipment deployment drill on the 17th.

**OLD BUSINESS -** None

**NEW BUSINESS** - None

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S REPORT** – The ED reported that she had held a kickoff meeting for the Master Plan, provided a port tour for the consultant representatives, and was responding to information requests, as well as providing contact information for stakeholder interviewees. An invoice for project-related Legal fees has been received and reimbursement will be requested from CPA.

In addition, the ED is responding to information requests related to the ongoing Financial Audit.

The ED discussed having been to an information session regarding DEEP’s proposed Release Based Cleanup Regulations and will put together a summary for a future meeting.

**EXECUTIVE SESSION**

Commissioner Punzo moved to go into Executive Session with all commissioners, Carolyn Kone, Mitchell Jaffe and Sally Kruse to discuss items 5 through 7 on the agenda. Commissioner Nord seconded the motion and upon a unanimous vote the Board moved into Executive Session at 5:24 p.m.

\*\*Ms. Moran left the meeting before the Board entered Executive Session.

**5. To discuss License Agreement Renewal of Parcels A/B.**

**6. To discuss License Agreement RFP responses**

**7. 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.**

\*Commissioners Cavaliere and Nord left the meeting at 6:01 p.m.

The Board moved out of Executive Session at 6:20 p.m.

Upon a motion by Commissioner Ballou, seconded by Commissioner Punzo, the First Amendment to the License Agreement for Parcels A and B was unanimously approved by all commissioners present at the meeting, thereby extending the term of the License Agreement.

Commissioner Punzo moved to reject the offer set forth by Gateway in Greg Baribault’s September 13, 2024 email to Carolyn Kone. Commissioner Ballou seconded the motion, which was passed by unanimous vote of all commissioners present at the meeting.

**ADJOURNMENT –** Upon a motionbyCommissioner Punzo, seconded by Commissioner Ballou, and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 6:23 p.m.