**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**REGULAR MEETING #212**

**AUGUST 15, 2024**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #212 of the New Haven Port Authority (NHPA) to order at 5:05 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 - Brenner, Saltzman & Wallman, LLP

**AGENDA**

\*Commissioner Punzo joined the meeting at 5:06 p.m.

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on July 18, 2024**. No comments were provided. Upon a motion by Commissioner Nord, seconded by Commissioner Cavaliere, the minutes of the July 18, 2024 Regular Meeting were approved by all Commissioners present at the meeting.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for July 31, 2024 (both accounts). 3. Review of Balance Sheet and Profit and Loss Statement for period ending July 31, 2024**. Commissioner Cavaliere reviewed the relevant financial reports and spoke about the balances available in each account. He also noted that NHPA has begun tracking depreciation of the newly installed fences. Upon a motion by Commissioner Punzo, seconded by Commissioner Ballou, the financial report was unanimously approved by all Commissioners present at the meeting.

**4. Expenditures requiring Board approval.** – The Executive Director (ED) asked for approval of the cost ($12,000) to have a single audit prepared for FY 23-24 for the grant money received from the State for purchase of land parcels from the CT Department of Transportation. Upon a motion by Commissioner Cavaliere, seconded by Commissioner Punzo, the cost of the single audit was unanimously approved by all commissioners present at the meeting.

**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 will be on the August 20th CPA agenda. The interim Executive Director, Ulysses Hammond, will be leaving on August 23rd. Upon a motion by Commissioner Cavaliere, seconded by Commissioner Punzo, the Board members present at the meeting voted to send Mr. Hammond a letter of thanks for his service to the maritime community and congratulations and best wishes for his retirement. Commissioner Ballou dropped out of the meeting temporarily and did not vote on this item.

\*\*Commissioner Ballou re-entered the meeting at 5:22 p.m. \*\*\*Commissioner Zinn joined the meeting at 5:22 p.m.

Army Corps of Engineers (ACOE) – Channel Deepening Project – The ACOE’s contractor is doing borings to obtain geotechnical data. They are coordinating with the U.S. Coast Guard and port operators via TEAMS meetings the day before any navigation channel impacts. In a separate project, the ACOE is designing a flood wall for Long Wharf and will have a design workshop next week.

New Haven Marine Group/New Haven Harbor Co-Op – SCRCOG Freight Study engineer met with Co-Op members and requested that they fill out a survey on freight needs.

**OLD BUSINESS**

**5. Connecticut Port Authority Grant Agreement –** Attorney Kone provided an overview of the Grant Agreement provisions as negotiated with CPA, and their attorneys, to fund the development of a Strategic Master Plan for the Port of New Haven. She also described how those requirements were reflected as necessary in final services agreement with Aecom, the firm selected by NHPA to develop the Master Plan. The Grant payments from CPA to NHPA are to be made on a reimbursement basis. The Board discussed the Grant Agreement briefly. As the Board had voted on this matter at a prior meeting, no vote was needed.

**NEW BUSINESS** - None

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S REPORT** – The ED reported that she had attended two Vision 2034 working groups, one concerning Economic Opportunity and one concerning Climate/Ecology and that the annual financial audit had been initiated.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone, and Sally Kruse to discuss items 6 through 9 on the agenda. Commissioner Punzo seconded the motion and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 5:30 p.m.

**6. 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,**

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

**8. To discuss a Parcel 6 Purchase and Sale Agreement**

**9. 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 moved out of Executive Session at 7:10 p.m.

Upon a motion by Commissioner Cavaliere, seconded by Commissioner Punzo, the Board unanimously voted to enter into an Agreement with Aecom to develop a Strategic Master Plan for the Port of New Haven.

Commissioner Nord moved to propose to Gateway terms for licensing Parcels 3, 4, 5 for 10₵/square foot for a period ending on September 30, 2029, using the requirements in our current License Agreements, and for Parcel 1 with the same terms except with Gateway adopting the environmental liability. Commissioner Ballou seconded the motion, which was passed unanimously by the Board.

Upon a motion by Commissioner Punzo, seconded by Commissioner Ballou, the Board unanimously voted to adopt a resolution to enter into a Purchase and Sale Agreement with 30 Waterfront LLC, d/b/a Gateway Terminals for Parcel 6. The Agreement provides an opportunity for Gateway to perform environmental due diligence beginning on the execution date and ending on October 16, 2024, with the closing to occur on October 31, 2024.

**ADJOURNMENT –** Upon a motionbyCommissioner Cavaliere, seconded by Commissioner Punzo, and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 7:14 p.m.