

NEW HAVEN PORT AUTHORITY
MINUTES
MEETING #166
October 7, 2021

Chairman Desfosses called the Regular Meeting of the New Haven Port Authority to order at 5:32 PM.

Commissioners Present: Matt Desfosses, Chair, Jody Ortiz, Vice Chair, Patricia Drax, Treasurer, John Abbagnaro, Giovanni Zinn, Joey Wraithwall*

Staff Present: Judi Sheiffele

Others: Carolyn Kone, Counsel

AGENDA

ELECTION

1. Election of Chair of the Board of Commissioners. Acting Chairman Desfosses explained that Commissioner Abbagnaro had removed himself from consideration for the Executive Director's position and there is no further conflict of interest in his resuming the Chairmanship of the board and then entertained a motion to reinstate Commissioner Abbagnaro as Chair. Upon a motion by Commissioner Ortiz to elect Commissioner Abbagnaro as Chair, seconded by Commissioner Zinn a roll call vote was held, with all present, Commissioners Desfosses, Drax, Ortiz and Zinn voting yes. Chairman Abbagnaro was unanimously voted in as Chair and presided over the meeting.

MINUTES

2. Approval of the Minutes of the Regular Meeting held on September 2, 2021. Commissioner Drax stated that she had given her corrections to Ms. Sheiffele, one typo in Item 1 (assume the seat) and the omission of Commissioner Drax's name in Item 5. Upon a motion by Commissioner Drax to approve the minutes with the corrections noted, seconded by Commissioner Ortiz, vote was taken and minutes were approved.

*Commissioner Wraithwall joined the meeting.

FINANCIAL REPORT

3. Balance Sheet and Profit and Loss Statement for period ending September 30, 2021. Commissioner Drax reported that she had reviewed the P&L and Balance Sheet and found all to be in good order.

4. Review of Bank Statements and Reconciliations for August and September. Commissioner Drax stated that she had reviewed the Bank Reconciliations for the months of August and September which were all in balance. In addition, as the board had decided at its September meeting, she did move funds from NHPA's checking to its money market account leaving \$150,000 in checking which will more than cover our operational needs. Upon a motion by Commissioner Ortiz to accept the Financial Report seconded by Commissioner Zinn a vote was taken and Financial Report was unanimously accepted.

5. Approval of the Budget for Fiscal Year July 1, 2021 – June 30, 2022. Ms. Sheiffele explained that the budget should have been presented to the board and approved prior the start of the fiscal year, July 1, 2021. She then presented the budget noting the increase in the wages due to an overlap in the Executive Director's position. She noted the line items for engineering, appraisals and environmental which would be needed if the board decides to pursue the acquisition of the Colony Hardware property.

There is also an increase in the equipment line. All other line items were in line with past years' budgets.

UPDATES

Connecticut Port Authority. Ms. Sheffele reported that CPA had moved to holding monthly meetings of its standing committees and holding full board meeting quarterly. She serves on the Human Resources Committee which had met to discuss annual performance evaluations and the current opening for a finance director.

ACOE – Channel Deepening Project. Ms. Sheffele reported that there has been a response from Congresswoman DeLauro's Washington office and a meeting is being scheduled with the Congresswoman to discuss the funding of this project.

State of Connecticut DOT Parcels. Ms. Sheffele reported that Attorney Kone had received a copy of a letter from DOT which they characterize as a proposal to settle all land issues at the Port of New Haven. DOT had suggested they would be making such a proposal at the August 25, 2021 meeting hosted by Deputy Commissioner Dram of the DECD. That meeting had been scheduled to discuss the four DOT parcels that the Connecticut Port Authority had been but were no longer interested in acquiring. The meeting was not to include discussion on Parcel 3, which was the subject of an earlier conference call with DOT, Attorney Kone, Commissioner Abbagnaro and myself where a path forward had been agreed to by both sides. Apparently, that agreed path is one that DOT no longer wants to take, and they have now submitted a new proposal. Having only received the letter late this afternoon, there has not been adequate time to review it. This item will be included on the agenda of the next NHPA meeting.

OLD BUSINESS

5. Status Report on Search for Executive Director. Commissioner Desfosses reported that Commissioners Mascola, Drax and Abbagnaro had interviewed two candidates for the position earlier today and have a third scheduled for next week. The search committee will then determine whether or not they will be holding in-person interviews. Commissioner Drax did raise the issue of the office location, which is now in the Emergency Operation's Center without a land line, limited cell phone access and no light or air. Commissioner Zinn agreed to meet with Ms. Sheffele to identify another location for the office.

6. Environment Testing of 135 Fulton Terrace which contracts & 34 Edgemere Street. Ms. Sheffele reported that a tri-party agreement among NHPA, Triton and RonSal had been drafted by Brenner, Saltzman & Wallman. Triton Environment is under contract to prepare an environment assessment of these parcels and it obligates RonSal to be responsible for the cost of Triton's work, which has been estimated at \$20,000. She stated further that she had met at the site with Triton's project manager and that the testing is scheduled for October 14, 2021.

NEW BUSINESS

Commissioner Ortiz raised the issue of the cycling event that had taken place at the port on September 25. She stated that the City was better prepared this year than they had been in past years. Although there were no reported injuries, there were several arrests, and the City is in the process of identifying who will be responsible to pay for police overtime.

PUBLIC COMMENT

None

ADJOURNMENT

Chairman Abbagnaro entertained a motion to adjourn the meeting. Commissioner Drax moved to adjourn the meeting, seconded by Commissioner Desfosses, roll call was taken with all Commissioners voted yes and the meeting was adjourned at 6:10 pm.