

## NEW HAVEN PORT AUTHORITY

### MINUTES

#184

### SPECIAL MEETING – December 8, 2022

This was an entirely remote meeting.

Chairman Abbagnaro called the Special Meeting #184 of the New Haven Port Authority (NHPA) to order at 5:33 p.m.

Commissioners Present: John Abbagnaro, Chair; Sal Punzo, Vice-Chair; Gene Harris, Secretary; Tom Cavaliere, Treasurer; Nick Fabiani; Katharine Goodbody (joined at 5:37 p.m.)

Staff Present: Sally Kruse

Counsel: Trish DeLeo, Carolyn Kone (joined at 5:35 p.m.) - Brenner, Saltzman & Wallman, LLP

Public: Al Paolillo – CT Legislature; Al Stiewing – T. M. Byxbee

### AGENDA

#### MINUTES

**1. Approval of the Minutes of the Regular Meeting held on November 3, 2022.** No comments were provided. Upon a motion by Commissioner Abbagnaro, seconded by Commissioner Harris, the Board approved unanimously the Minutes of the November 3, 2022 Regular Meeting.

#### FINANCIAL REPORT

**2. Review of Bank Statements and Reconciliations for October 31, 2022 (STIF account) and November 30, 2022 (all accounts). 3. Balance Sheet and Profit and Loss Statement for period ending October 31, 2022 (including STIF interest) and November 31, 2022 (including STIF interest).** Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheets, and Profit and Loss Statements. Upon a motion by Commissioner Harris, seconded by Commissioner Goodbody, the Board approved unanimously the financial reports.

**4. Expenditures requiring Board approval.** – There were two expenditures above \$1,500.00 during November 2022. Both were exempt under Article X of the Procurement Policy. In addition, Executive Director (ED) reported that the NHPA laptop (vintage 2016) had failed briefly, although it was easily reset. Replacement of the laptop is in the budget and is likely to be required soon. After discussion, Commissioner Harris moved to approve purchase of a new laptop. The motion was seconded by Commissioner Abbagnaro and was approved unanimously by all commissioners present at the meeting.

#### UPDATES

Connecticut Maritime Coalition (CMC) – ED reported on behalf of the CMC that one harbor new pilot has requested a license for western Connecticut harbors including Bridgeport which will result in two licensed harbor pilots in that area.

Connecticut Port Authority (CPA) – ED reported that the CT Bond Commission had not met in November, which delayed the release of the State funding for the next phase of the New Haven Harbor Channel

Deepening Project. ED had spoken to various CPA staff members concerning the funds allocated for purchasing the DOT parcels.

ACOE – Channel Deepening Project – The Army Corps of Engineers (ACOE) is waiting for the State share of the funding to be released before committing significant Federal money and therefore expect to begin the design phase of the project in mid-January 2023. A remote meeting was held with various involved state and federal agencies and representatives of the Cross Sound Cable owners regarding plans and permitting requirements to move a section of the cable as required for the project.

New Haven Marine Group/New Haven Harbor Co-Op – ACOE project manager attended the November Co-Op meeting to update the members on the deepening project plans. The Marine Group did not hold a meeting in November.

## **OLD BUSINESS**

**5. Parcels 1, 4, 5, 6** – ED will be working with Trish DeLeo and Carolyn Kone to develop a package for the conveyance bills that will allow the transfer, including language for the bills, property descriptions and other portions of the packages. Representative Paolillo provided an overview of the schedule and stated that he and his staff would assist the NHPA.

## **NEW BUSINESS**

**6. Election of Chair** – Commissioner Abbagnaro moved to nominate Nick Fabiani as the Board chair. The motion was seconded by Commissioner Punzo and, by unanimous vote of all commissioners present at the meeting, Commissioner Fabiani was nominated for the position of chair. Commissioner Abbagnaro then moved to elect Commissioner Fabiani as the new Chair. Commissioner Cavaliere seconded the motion and by unanimous vote of all commissioners present at the meeting, Commissioner Fabiani was elected Chair of the Board.

**7. Fiscal Report** - Al Stiewing of T.M. Byxbee reviewed the Fiscal Year 2021-2022 Draft Audited Financial Statements and other Reports. Mr. Stiewing explained new accounting rules regarding long-term leases and how they affect the Financial Statements. Commissioner Harris moved to accept the Draft Financial Report. Commissioner Abbagnaro seconded the motion, which was approved by unanimous vote of all commissioners present at the meeting.

**8. Transfer of money from Money Market Account to STIF** – When finished reviewing the Fiscal Report, Mr. Stiewing suggested that the NHPA create a Money Management Plan that would identify overall goals, types of investments, and a plan to maintain approximately four-six months operating expenses in checking or money management accounts with the rest being invested in higher-yielding instruments, such as the STIF account.

**9. By-Laws Amendment** - A resolution was introduced to amend the By-Laws of the NHPA, to allow the Board to choose annually, in its December meeting, the schedule of regular meetings for the following calendar year. Upon a motion by Commissioner Abbagnaro, seconded by Commissioner Cavaliere, the Board approved the resolution by unanimous vote of all commissioners present at the meeting.

**10. Selection of Regular Meeting Day for 2023** – After discussion, all commissioners present stated that the second Thursday of the month would be convenient as the date for the regular meetings in 2023 and opted to move the meeting time to 5:00 p.m. Upon a motion by Commissioner Fabiani, seconded

by Commissioner Harris, the board unanimously voted to move the regular meeting to 5:00 p.m. on the second Thursday of the month.

**PUBLIC COMMENT** - None

**EXECUTIVE DIRECTOR'S REPORT** – In addition to the above items, the ED presented information on the status of 135 Fulton Terrace and 54 Edgemere Street, stating that the developer's environmental consultant wants to take another sample, which would be allowed by CT DOT between December 15<sup>th</sup> and January 15<sup>th</sup>.

A developer would like to purchase one of the CT DOT parcels from NHPA for a warehouse and some truck parking. This individual distributes fuels from New Haven fuel terminals to other areas of the state.

The City has begun the process of updating the Comprehensive Plan.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with Trish DeLeo, Carolyn Kone, and Sally Kruse to discuss the items below on the agenda. The motion was seconded by Commissioner Abbagnaro and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 6:45 p.m.

**11. To discuss strategy and negotiations regarding pending litigation to which the New Haven Port Authority is a party.**

**12. 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.**

The Board moved out of executive session at 7:03 p.m.

Commissioner Abbagnaro moved to approve the expenditure of funds to obtain a second appraisal of the properties to be acquired in Item #12 above, which was expected to be approximately \$6,000.00. The motion was seconded by Commissioner Goodbody and passed unanimously.

Commissioner Fabiani moved to approve the expenditure of funds to obtain surveys and perform title searches on the DOT parcels. The costs are not well defined but are expected to be approximately \$10,000 - \$15,000 for the surveys and approximately \$5,000 - \$10,000 for the title searches. Commissioner Abbagnaro seconded the motion which passed by unanimous vote of all commissioners present at the meeting.

**ADJOURNMENT** – Upon a motion by Commissioner Fabiani to adjourn, seconded by Commissioner Goodbody, and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 7:12 p.m.