**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**#186**

**ANNUAL MEETING – February 9, 2023**

This was an entirely remote meeting.

Chairman Fabiani called the Annual Meeting #186 of the New Haven Port Authority (NHPA) to order at 5:01 p.m.

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

Staff Present: Sally Kruse

Counsel: Trish DeLeo - Brenner, Saltzman & Wallman, LLP

Public: Jim Dillman - Gateway Terminal, Bill Gash – Connecticut Maritime Coalition\*\*

**AGENDA**

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on January 12, 2023**. No comments were provided. Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the Board unanimously approved the Minutes of the January 12, 2023 Regular Meeting.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for January 31, 2023 (all accounts). 3. Balance Sheet and Profit and Loss Statement for period ending January 31, 2023 (all accounts)**. Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheets, and Profit and Loss Statements, noting expenditure for insurance renewals in January 2023, and weak interest revenue from Money Market account as compared to STIF account. Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the Board unanimously approved the financial reports.

**4. Expenditures requiring Board approval.** – There were three expenditures above $1,500.00 during January 2023, of which one was exempt under Article X of the Procurement Policy and two of which had been previously approved by the Board.

\*Commissioner Zinn joined the meeting at 5:12 pm.

**UPDATES**

Connecticut Maritime Coalition (CMC) – The Executive Director (ED) reported that vessel traffic into the port of New Haven was higher in January 2023 than in January 2022. Mr. Gash reported that the pilots are experiencing a fair amount of vessel traffic in February.

Connecticut Port Authority (CPA) – The CPA did not have a meeting in January 2023.

ACOE – Channel Deepening Project – The Army Corps of Engineers (ACOE) is in the design phase of the project. No specific update provided.

New Haven Marine Group/New Haven Harbor Co-Op – both groups held in person meetings.

**OLD BUSINESS**

**5. Cash Management Plan –** A cash management plan to maximum interest income to the most reasonable extent by closing the money market account and transferring the funds into the STIF account and maintaining approximately 6 months expenses in the checking account with excess transferred to the STIF account had been proposed. Commissioner Goodbody moved to approve the plan. The motion was seconded by Commissioner Fabiani and approved by all the Commissioners.

**NEW BUSINESS**

**6 Annual Report –** No comments were received.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S REPORT –** Executive Director has been approached by two firms looking to relocate and lease property due to increase in rental fees by their landlord.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Trish DeLeo, and Sally Kruse to discuss the items below on the agenda. The motion was seconded by Commissioner Cavaliere and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 5:22 p.m.

\*\*Mr. Dillman and Mr. Gash left the meeting before the Board moved into Executive Session.

**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 came out of Executive Session at 5:37 pm.

Commissioner Fabiani moved to ratify the action of the Executive Director, Sally Kruse, in filing an application with the City of New Haven Property Acquisition and Disposition Committee on February 8, 2023 for the acquisition of land by the New Haven Port Authority from the City of New Haven of an .08 acre parcel of land, which City land is adjacent to land owned by the New Haven Port Authority and which land is known as Albia Street M/B/P 067-0953-00200 for the purchase price of $2.00/square foot plus the City’s costs of the conveyance.” Commissioner Goodbody seconded the motion, which was passed by unanimous vote of all commissioners present at the meeting.

Commissioner Harris moved to approve the expenditure of $9,500 for a second appraisal of the parcel discussed under Item #12 above, an increase in cost due to additional considerations to be included in the appraisal. Commissioner Punzo seconded the motion, which was passed by unanimous vote of all commissioners present at the meeting.

**ADJOURNMENT –** Upon a motionbyCommissioner Fabiani to adjourn, seconded by Commissioner Goodbody, and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 5:41 p.m.