**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**#187**

**REGULAR MEETING – March 9, 2023**

This was an entirely remote meeting.

Chairman Fabiani called the Regular Meeting #187 of the New Haven Port Authority (NHPA) to order at 5:05 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: Carolyn Kone and Danielle Bercury - Brenner, Saltzman & Wallman, LLP

Public: Ron Esposito, RonSal; Mike Lipp – Wiggin & Dana\*\*\*

**AGENDA**

**MINUTES**

**1. Approval of the Minutes of the Annual Meeting held on February 9, 2023**. No comments were provided. Upon a motion by Commissioner Fabiani, seconded by Commissioner Harris, the Board unanimously approved the minutes of the February 9, 2023 Annual Meeting.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for February 2023 (all accounts). 3. Balance Sheet and Profit and Loss Statement for period ending February 28, 2023 (all accounts)**. Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheets, and Profit and Loss Statements, noting transfer of funds from the money market account to the STIF account in February 2023, and disbursement of insurance costs over the twelve-month period from February 2023 – January 2024. Upon a motion by Commissioner Fabiani, seconded by Commissioner Goodbody, the Board unanimously approved the financial reports.

**4. Expenditures requiring Board approval.** – There was one expenditure above $1,500.00 during February 2023, which was exempt under Article X of the Procurement Policy.

**UPDATES**

Connecticut Maritime Coalition (CMC) – No Report

Connecticut Port Authority (CPA) – CPA will be working with the Army Corps of Engineers (ACOE) to look for statewide dredged material management options. CPA is considering New Haven as a location for a hybrid meeting in April.

ACOE – Channel Deepening Project – ACOE is doing hydrographic surveys of the channel and the turning basin

New Haven Marine Group/New Haven Harbor Co-Op – no meetings held to report on.

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**5. Signage/Logo/Branding Subcommittee** – Several previous commissioners had suggested signage for the Port District, a logo/letterhead for the Port Authority, and other marketing for the Port. At this time, Commissioners Fabiani and Cavaliere have volunteered to use their expertise in these areas to help the port and the Port Authority. Upon a motion by Commissioner Fabiani, seconded by Commissioner Cavaliere, the Board unanimously approved the creation of a committee to further these goals. As Chair of the Board, Commissioner Fabiani appointed himself and Commissioner Cavaliere committee co-chairs. Ms. Kone said that NHPA could also reach out to prior commissioners to be members.

\*Commissioner Harris left the meeting at 5:26 p.m.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT –** The ED reported on progress made to open a New Haven Bank checking account.

ED reported that the Regional Water Authority has also had a big problem with illegal tire dumping on their property and that a producer responsibility bill has been introduced into this legislative session. If there is an opportunity to support that bill, RWA will reach out to the ED.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Danielle Bercury, Carolyn Kone, Sally Kruse, Ron Esposito, and Mike Lipp to discuss the items below on the agenda. The motion was seconded by Commissioner Goodbody and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 5:27 p.m.

**6.To discuss strategy and negotiations regarding pending litigation to which the New Haven Port Authority is a party. (Parcel 3)**

**7. To discuss Acquisition of Properties under CGS 1-200(B)(6)(D) (Parcels 1, 3,4,5,6 and 7; 821 East Shore Parkway and 50 Fulton Terrace; and 0 Albia Street) (Selection of site or purchase of property when publicity would adversely impact purchase price).**

**8. To discuss documents exempt from disclosure under CGS 1-210(b)(24) ((response to a request for proposal and a record or file made by the New Haven Port Authority in connection with the contract award process (Fulton -Edgemere properties) where the Chairman of the Board of Commissioners has certified that the public interest in the disclosure of the response, record or file is outweighed by the public interest in the confidentiality of such response, record, or file)).**

\*\*Commissioner Zinn joined the meeting at 5:33 pm.

\*\*\*Mr. Esposito and Attorneys Lipp and Bercury left the meeting at 5:42 pm.

The Board came out of Executive Session at 5:54 pm.

Commissioner Fabiani moved to approve the Terms Sheet for the Fulton-Edgemere properties. Commissioner Goodbody seconded the motion, and the Terms Sheet was approved by unanimous vote of all commissioners present at the meeting.

Commissioner Fabiani moved to adopt the resolution authorizing the acquisition of 0 Albia Street for $6,800 plus recording fees. Commissioner Goodbody seconded the motion, and the resolution was adopted by unanimous vote of all commissioners present at the meeting.

Commissioner Harris moved to approve the expenditure of $7,000 to update, and expand with additional considerations, the first appraisal of certain parcels discussed under Item #7 above. Commissioner Goodbody 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 Zinn, and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 5:57 p.m.