**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**#194**

**SPECIAL MEETING – JUNE 22, 2023**

This was an entirely remote meeting.

Chairman Fabiani called the Special Meeting #194 of the New Haven Port Authority (NHPA) to order at 5:04 p.m.

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

Staff Present: Sally Kruse

Counsel: Carolyn Kone - Brenner, Saltzman & Wallman, LLP

Public: Bill Gash – Connecticut Maritime Coalition\*; Al Paolillo – Connecticut State Legislature\*\*

\*Mr. Gash left the meeting at 5:47 p.m.

\*\*Representative Paolillo left the meeting at 6:02 p.m.

AGENDA

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on May 11, 2023**. No comments were provided. Upon a motion by Commissioner Harris, seconded by Commissioner Cavaliere, the minutes of the May 11, 2023 Regular Meeting were unanimously approved by all Commissioners present at the meeting.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for May 2023 (all accounts). 3. Balance Sheet and Profit and Loss Statement for period ending May 31, 2023 (all accounts)**. Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheets, and Profit and Loss Statements. Upon a motion by Commissioner Goodbody, seconded by Commissioner Harris, the financial report was unanimously approved by all Commissioners present at the meeting. Additionally, the Executive Director (ED) reported on a new accounting procedure, implemented on the advice of the accountants, for property purchases and the corresponding effects on the Profit and Loss Statements and Balance Sheets.

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

**UPDATES**

Connecticut Maritime Coalition (CMC) – CMC Executive Director reported that harbor pilots are busy which indicates a substantial amount of maritime commerce.

Connecticut Port Authority (CPA) – At the Board meeting, the CPA Executive Director reported on the New Haven Harbor Channel Deepening project and the State Dredge material disposal study team.

Army Corps of Engineers (ACOE) – Channel Deepening Project –A coordination meeting between ACOE and the owners of the Cross Sound Cable was held in June. No significant problems were noted. Geophysical sampling (including borings) is expected to begin in the autumn of 2023 with the results expected in the winter. Still on track for a 2025 start date for dredging.

New Haven Marine Group/New Haven Harbor Co-Op – Change of Command for U. S. Coast Guard Sector Long Island Sound

**OLD BUSINESS**

Fiscal Year 2023-2024 Budget - Commissioner Cavaliere moved to accept the final Fiscal Year 2023-2024 Final Budget. Commissioner Punzo seconded the motion, which was passed by unanimous vote of all commissioners present at the meeting.

**NEW BUSINESS**

**7. 0 Albia Street** – Ms. Kruse presented information that the city owns a second sliver lot alongside of 0 Albia Street. A resolution was introduced to purchase the second sliver lot through the Property Acquisition and Disposition process. Upon a motion by Commissioner Goodbody, seconded by Commissioner Harris, the board unanimously approved the resolution authorizing the application and purchase of the second sliver lot.

**8. Strategic Land Use Plan Update RFP –** After discussion, the Board asked the Executive Director to finalize the Strategic Land Use Plan Update RFP for the next meeting. Attorney Kone and Executive Director named some possible firms that might be asked to bid.

**9. New Property Use Strategy Discussion -** After discussion, the Board asked the Executive Director to present a proposal for use/disposition of the properties that NHPA expects to acquire for the next meeting.

**10. Financial Audit** – The Executive Director reviewed the proposal for the annual financial audit. Upon a motion by Commissioner Goodbody, seconded by Commissioner Punzo, the Board approved the selection and cost of the financial auditor by unanimous vote of all commissioners present at the meeting.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT –** The ED reported that she had received three quotes for fencing in parcels to be purchased by NHPA and had received conceptual approval from DOT to fence a DOT parcel prior to its conveyance to NHPA. In addition, the ED reported that Safety-Kleen is seeking to expand its business in the port.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone, and Sally Kruse to discuss the items below on the agenda. The motion was seconded by Commissioner Cavalier and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 6:07 p.m.

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

**12. 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) (Selection of site or purchase of property when publicity would adversely impact purchase price).**

**13. To discuss the appointment, employment, performance, and/or evaluation of the Executive Director.**

The Board came out of Executive Session at 6:28 p.m.

Commissioner Harris moved to form a new subcommittee to evaluate the performance and contract of the Executive Director with Commissioner Goodbody and Commissioner Fabiani as members. The motion was seconded by Commissioner Punzo and unanimously approved by all commissioners present at the meeting.

 **ADJOURNMENT –** Upon a motionbyCommissioner Goodbody to adjourn, seconded by Commissioner Cavaliere and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 6:30 p.m.