**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**REGULAR MEETING #195**

**JULY 13, 2023**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #195 of the New Haven Port Authority (NHPA) to order at 5:25 p.m.

Commissioners Present: Nick Fabiani, Chair; Sal Punzo, Vice-Chair; Tom Cavaliere, Treasurer; Katharine Goodbody\*

Staff Present: Sally Kruse

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

Public: Paula Clarke – Gaffney, Bennett & Associates, Inc.\*\*; Jim Dillman – Gateway Terminal \*\*\*

\*Commissioner Goodbody participated via telephone

\*\*Ms. Clarke was placed into the waiting room during the Executive Session and rejoined the meeting after the Board came out of Executive Session.

\*\*\*Mr. Dillman left the meeting at 5:50 p.m.

AGENDA

**AGENDA ITEM ADDITION** – Commissioner Fabiani moved to add an item to the agenda under Executive Session to discuss leases for the properties to be conveyed by DOT to the New Haven Port Authority when publicity regarding the leases would adversely impact the price of the leases. Commissioner Punzo seconded the motion, which passed by three commissioners present at the meeting, with Commissioner Goodbody abstaining.

**MINUTES**

**1. Approval of the Minutes of the Special Meeting held on June 22, 2023**. No comments were provided. Upon a motion by Commissioner Cavaliere, seconded by Commissioner Punzo, the minutes of the June 22, 2023 Special Meeting were unanimously approved by all Commissioners present at the meeting except for Commissioner Goodbody who abstained.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for June 2023. 3. Balance Sheet and Profit and Loss Statement for period ending June 30, 2023**. Commissioner Cavaliere reviewed the relevant reconciliations, Balance Sheets, and Profit and Loss Statements, noting the healthy interest received from the STIF account and that the final dollars had been removed from the Citizens Checking Account. Upon a motion by Commissioner Goodbody, seconded by Commissioner Punzo, the financial report was unanimously approved by all Commissioners present at the meeting.

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

**UPDATES**

Connecticut Maritime Coalition (CMC) – No meeting held in June or July – nothing to report.

Connecticut Port Authority (CPA) – No CPA board meeting held since the last NHPA meeting. State Bond Commission gave CPA additional funding for the State Pier project.

Army Corps of Engineers (ACOE) – Channel Deepening Project – ACOE and some harbor pilots performing ship simulations to assist in the design of dredge project. Still on track for a fall 2025 start date for dredging.

New Haven Marine Group/New Haven Harbor Co-Op – No Co-Op meeting held in July.

**OLD BUSINESS**

**Strategic Land Use Plan Update/Port Master Plan RFP** – Commissioner Fabiani reviewed the history of the Strategic Land Use Plan and RFP. Counselor Kone reviewed her two typographical edits. Commissioner’s Goodbody and Cavaliere expressed general approval of the RFP. The Board discussed specific deliverables to be included in the RFP. Such deliverables included two drafts, regular Board updates, stakeholder briefings after first draft, and final plan public roll-out support. In addition, bid finalists would meet with the Board prior to final selection. After discussion, Cavalier Cavaliere moved to approve the RFP with the above-noted changes and additions. Commissioner Punzo seconded the motion, which was passed by unanimous vote of all commissioners present at the meeting.

\*Commissioner Goodbody lost connectivity at 5:45 p.m. and rejoined the meeting at 5:52 p.m.

\*Commissioner Goodbody lost connectivity a second time at 5:53 p.m. and rejoined the meeting at 5:54 p.m.

**NEW BUSINESS**

**815 East Shore Parkway** – Ms. Kruse reported that a 215 sq. ft. sliver lot alongside of NHPA existing Parcels D & E is expected to become available for acquisition via the city’s Property Acquisition and Disposition (PAD) process. This parcel has been designated as 815 East Shore Parkway and Ms. Kruse asked if the Board would like to acquire it. Counselor Kone stated that once the sale of the property to NHPA had been approved by the city and the price had been set, a formal resolution to purchase would be put to the Board. Upon a motion by Commissioner Goodbody, seconded by Commissioner Punzo, the Executive Director was authorized to apply to acquire the parcel through the PAD process. By unanimous vote of all Commissioners present at the meeting.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT –** The ED had nothing to report additional to items being covered elsewhere in the meeting.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone, and Sally Kruse to discuss the items item 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 6:04 p.m.

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

**To discuss leases for the properties to be conveyed by DOT to the New Haven Port Authority when publicity regarding the leases would adversely impact the price of the leases.**

The Board came out of Executive Session at 6:44 p.m.

Commissioner Cavaliere moved to develop an RFP for lease of Parcels A and B, 1, 4, and 5. The motion was seconded by Commissioner Goodbody 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 6:46 p.m.