

**NEW HAVEN PORT AUTHORITY  
MINUTES  
REGULAR MEETING #197  
SEPTEMBER 14, 2023**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #197 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; Eugene Harris, Secretary; Katharine Goodbody

Staff Present: Sally Kruse

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

**AGENDA**

**AGENDA ADDITION**

Commissioner Fabiani moved to add to the Executive Session a discussion of Legal Opinion regarding the Fence Agreement with Connecticut Department of Transportation (DOT) for Parcel 4. Commissioner Cavaliere seconded the motion, which passed by unanimous vote of all commissioners present at the meeting.

**MINUTES**

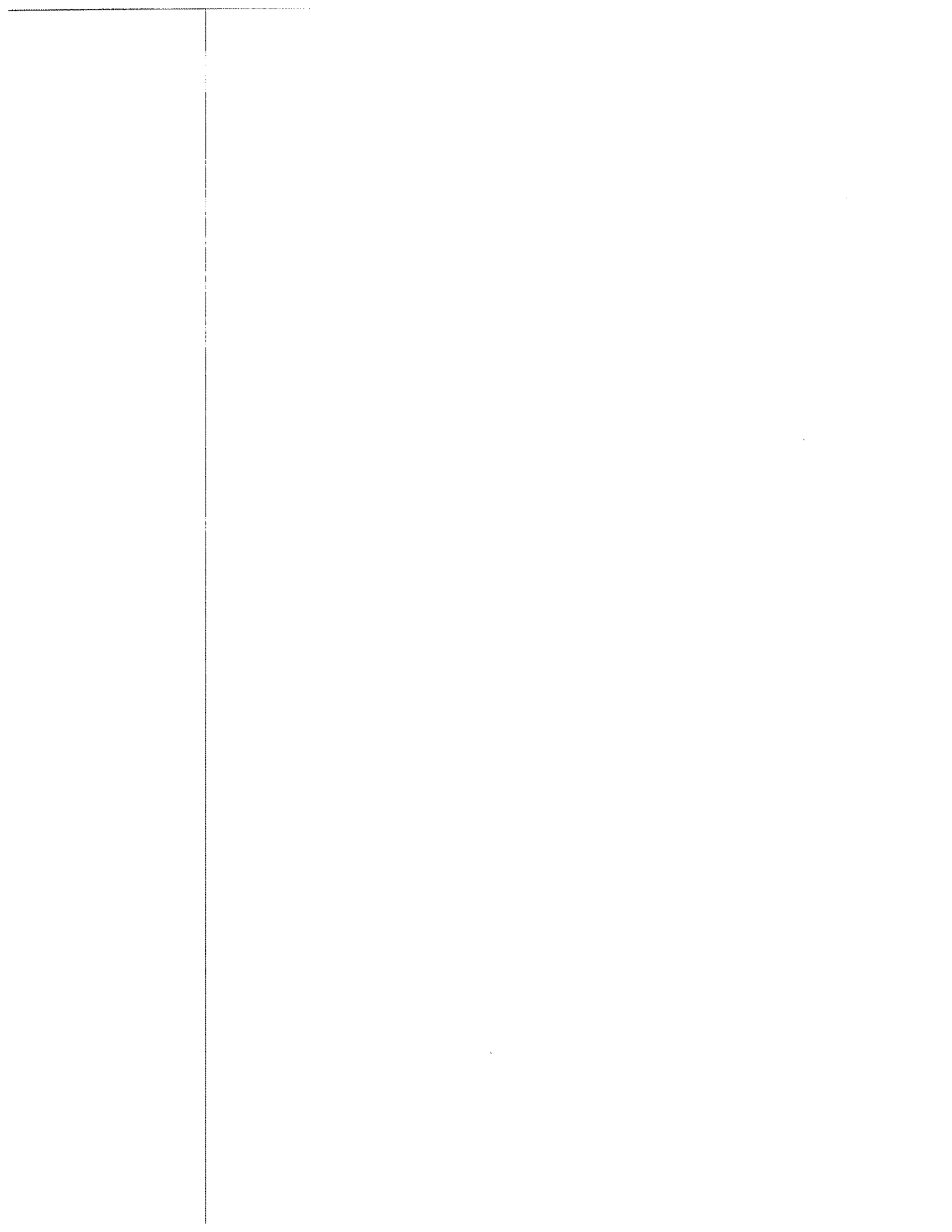
**1. Approval of the Minutes of the Regular Meeting held on August 10, 2023.** No comments were provided. Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the minutes of the August 10, 2023 Regular Meeting were unanimously approved by all Commissioners present at the meeting.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for August 31, 2023. 3. Balance Sheet and Profit and Loss Statement for period ending August 31, 2023.** Commissioner Cavaliere reviewed the relevant financial reports, noting the robust STIF interest income. 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 August 2023, which was exempt under Article X of the Procurement Policy.

**UPDATES**



Connecticut Maritime Coalition (CMC) – No meeting held – nothing to report.

Connecticut Port Authority (CPA) – ED attended a meeting to discuss the release/transfer of funds from CPA to NHPA as authorized by the Bond Commission for purchase of port-area parcels from the DOT. The mechanism will be a resolution of the CPA Board of Directors to release/transfer the funds.

Army Corps of Engineers (ACOE) – Channel Deepening Project – ACOE held a quarterly coordination meeting with the Cross Sound Cable owners to discuss how the cable will be relocated to accommodate the deeper channel. The cable owners are moving ahead with their planning for the work. However, ACOE has had to drop their first choice for geotechnical work and will be reaching out to a new firm (which is also highly qualified). This change will result in a delay in performing the geotechnical work and may cause a delay in the fourth quarter 2025 dredging start date.

New Haven Marine Group/New Haven Harbor Co-Op – The Co-Op held its annual spill response in September.

#### **OLD BUSINESS**

**Strategic Port Master Plan RFP** – The ED has located some existing Economic Impact Analyses and will provide links to them in the plan. The ED has reached out to nine firms to see if they would be interested in responding to the RFP. Eight have responded “yes” and one has not responded. Copies of the RFP will be sent to the eight interested firms. In addition, the ED has drafted public notices for two newspapers, the American Association of Port Authorities website, and the CPA website.

#### **NEW BUSINESS -**

**815 East Shore Parkway** – 815 East Shore Parkway is an approximately 215 square foot parcel adjacent to parcels that NHPA owns. The Board voted on a resolution to apply for purchase of the property through the City’s Property Acquisition and Disposition process and to purchase the property for the estimated purchase price. Upon a motion by Commissioner Harris, seconded by Commissioner Goodbody, the resolution was unanimously approved by all Commissioners present at the meeting.

**PUBLIC COMMENT** - None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT** – The ED reported that more information was provided to the auditors regarding the annual financial audit. The ED further reported on a pre-hearing meeting for the public information hearing for the Buckeye Waterfront Street air permit renewal but stated that the hearing itself was held while she was away. The ED and Commissioner Cavaliere met with a representative of the Community Investment Fund; and she and Attorney Kone met with the City’s Economic Development department on some upcoming items. Commissioner Cavaliere clarified that the CIF provides large grants for generational change scale projects and provided more information on the CIF process.

#### **EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone, and Sally Kruse to discuss the item below on the agenda, as well as the item added to the agenda at the beginning of the meeting. The motion was seconded by Commissioner Punzo and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 5:26 p.m.

**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 5:42 p.m.

**ADJOURNMENT** – Upon a motion by Commissioner Goodbody to adjourn, seconded by Commissioner Harris and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 5:42 p.m.