

**NEW HAVEN PORT AUTHORITY
MINUTES
REGULAR MEETING #200
DECEMBER 14, 2023**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #200 of the New Haven Port Authority (NHPA) to order at 5:05 p.m.

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

Staff Present: Sally Kruse

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

City of New Haven Representatives – Steve Fontana, Frank D’Amore

Public: Michael Garbolski, Brian Stobbie (Aecom); Greg Baribault, Mark Augur (Gateway Terminal); Al Stiewing (T. M. Byxbee)

AGENDA

MINUTES

1. Approval of the Minutes of the Regular Meeting held on November 9, 2023. No comments were provided. Upon a motion by Commissioner Harris, seconded by Commissioner Cavaliere, the minutes of the November 9, 2023, Regular Meeting were unanimously approved by all Commissioners present at the meeting.

FINANCIAL REPORT

2. Review of Bank Statements and Reconciliations for November 30, 2023 (all accounts). 3. Balance Sheet and Profit and Loss Statement for period ending November 30, 2023. Commissioner Cavaliere reviewed the relevant financial reports. Along with this presentation, Commissioner Cavaliere discussed a change in the accounting for land acquisition spending proposed by the financial auditors, which was not yet reflected in the Financial Statements. Updated financial reports will be shared after acceptance of the Financial Audit Report and the Annual Fiscal Year Financial Statements by the Board. Upon a motion by Commissioner Harris, 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 November 2023, which was exempt under Article X of the Procurement Policy.

UPDATES

Connecticut Maritime Coalition (CMC) – No CMC meeting held since previous NHPA Board meeting.

Connecticut Port Authority (CPA) – CPA Annual Public meeting held on December 12th. No members of the public spoke at the meeting, although written comments were submitted including those submitted



by the City of New Haven. Money to purchase port parcels from the CT Department of Transportation was successfully transferred from CPA to NHPA.

Army Corps of Engineers (ACOE) – Channel Deepening Project – ACOE held a quarterly coordination meeting with the owners of the Cross Sound Cable via Zoom on December 12, 2023.

New Haven Marine Group/New Haven Harbor Co-Op – Co-Op held its Annual Holiday party on December 8th.

Mr. Augur joined the meeting at 5:08 p.m.

Commissioner Goodbody joined the meeting at 5:10 p.m.

OLD BUSINESS

Tire removal and cleanup – Representatives of the City of New Haven spoke regarding their plans for cleanup of tires and installation of fencing. ED reported on bids she had obtained to add to those obtained by the City. After discussion, both parties agreed not to proceed until purchase of the properties from DOT nears.

Update on the purchase of DOT parcels – ED reported that the deeds had been signed by the Treasurer and were with the State Property Review Board. ED also reported on efforts to organize an event to thank all those who have worked very hard to make this property transfer happen.

Mr. Augur left the meeting at 5:22 p.m.

Commissioner Zinn joined the meeting at 5:27 p.m.

Mr. Baribault left the meeting at 5:30 p.m.

Mr. D'Amore and Mr. Fontana left the meeting at 5:35 p.m.

NEW BUSINESS

FY22-23 Financial Audit Report– Mr. Stiewing reviewed the FY 22-23 Financial Audit and the Financial Statements dated 6/30/22 and 6/30/23. After the review and discussion, Commissioner Goodbody moved to accept the Financial Statements. Commissioner Cavaliere seconded the motion, which was passed unanimously.

Mr. Stiewing also recommended that NHPA update its Procurement Policy to include procedures for approval of payments when using electronic bill payment methods and to include an asset capitalization policy identifying types of assets to be capitalized, prices to trigger capitalization, and depreciation rates.

Mr. Stiewing left the meeting at 6:00 p.m. after acceptance of the Financial Audit Report.

PUBLIC COMMENT - None

EXECUTIVE DIRECTOR'S (ED's) REPORT – The ED reported that 135 Fulton Terrace/54 Edgemere property purchase and sale had been completed. The ED further reported that she had found someone interested in joining the Board when Commissioner Goodbody's term ends. ED had been in conversation with Gateway Terminal regarding Parcel 6 and that the City had agreed to provide a cell phone to NHPA.

EXECUTIVE SESSION

Prior to moving to go into Executive Session, Commissioner Fabiani asked the ED if she had any statement. The ED stated that as the Executive Director of the Port Authority, she certified "...that the public interest in the confidentiality of the responses to the requests for proposal is outweighed by the public interest in the disclosure of such responses." Commissioner Cavaliere 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 Goodbody and upon a unanimous vote by all commissioners present at the meeting, the Board moved into executive session at 6:09 p.m.

Mr. Stobbie and Mr. Garbolski left the meeting prior to the Executive Session.

Commissioner Harris left the meeting during the Executive Session.

To discuss responses to requests for proposals for development of a Strategic Master Plan for the Port of New Haven and responses by the New Haven Port Authority to such requests for proposal.

To 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) with respect to 821 East Shore Parkway and 50 Fulton Terrace.

The Board came out of Executive Session at 7:05 p.m.

ADJOURNMENT – Upon a motion by Commissioner Goodbody to adjourn, seconded by Commissioner Punzo and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 7:06 p.m.