**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**REGULAR MEETING #204**

**APRIL 18, 2024**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #204 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, Giovanni Zinn\*\*

Staff Present: Sally Kruse

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

Public: Martha Murray\*; Rick Ballou\*

**AGENDA**

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on March 21, 2024**. No comments were provided. Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the minutes of the March 21, 2024, Regular Meeting were unanimously approved by all Commissioners present at the meeting.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for March 29, 2024 (New Haven Bank) and March 31, 2024 (STIF). 3. Review of Balance Sheet and Profit and Loss Statement for period ending March 31, 2024**. Commissioner Cavaliere reviewed the relevant financial reports. The Executive Director (ED) reported that the money held in the Court Escrow account for Parcel 3A had been returned. After discussion, the ED said she would transfer some of those funds to the STIF account. The amount of money to transferred would be based on the previous 6 months of expenses, with the aim of leaving approximately 6 months operating expenses in the checking account and transferring the rest. 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.** – All expenditures above $1,500.00 during February/March 2024, were exempt under Article X of the Procurement Policy or previously approved by the Board. The expenditure for fencing Parcel 4 was previously approved by the Board, as was the expenditure to purchase parcels from the City through the Property Acquisition & Disposition process.

**UPDATES**

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

Connecticut Port Authority (CPA) – The Appropriations Committee deleted the sections of House Bill 5047 in which the Governor proposed to reconstitute the CT Port Authority (CPA) as the CT Maritime Authority (CMA) and make the CMA a subsidiary of the CT Airport Authority. In the interim, substitute language was added to the bill requiring the CPA to submit quarterly reports to the Appropriations and Transportation Committees.

Army Corps of Engineers (ACOE) – Channel Deepening Project – ACOE project manager did a presentation at the April Co-Op meeting. The survey vessel doing geotechnical borings for the project will be allowed to dock at the City dock with geotechnical investigation of the harbor to begin in the near future.

New Haven Marine Group/New Haven Harbor Co-Op – see above.

**OLD BUSINESS**

**EPA Clean Ports Program Zero Emissions Grant Application** – No update. Partnership agreement is under review by Gateway’s attorneys and Gateway is in discussions to finalize the list of equipment to be included in the grant request.

**NEW BUSINESS**

**FY 24-25 Draft Budget -** The ED reviewed the draft FY 24-25 Operating Budget. After discussion, the Board decided to include money for appraisals and additional money for legal expenses associated with property acquisition. The revised draft will be presented in the May meeting.

**Parcels D/E License Agreement Amendment –** Attorney Kone explained that the three properties purchased from the City on April 1, 2024, known as 0 Albia Street, 0 East Shore Parkway and 815 East Shore Parkway would be added to the existing License Agreement for Parcels D/E because they are too small to be used individually. The proposal would not include any increase in License fees for the parcel. Upon a motion by Commissioner Goodbody, seconded by Commissioner Harris, the proposed amendment to add these parcels to the existing Parcel D/E License Agreement with no increase in fees was unanimously approved by all Commissioners present at the meeting.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S (ED’s) REPORT** – The ED reported upon a conversation with a City representative regarding the possibility of closing Stiles Street between Alabama and the Waterfront Connector to provide more material storage area within the Port District. It would be necessary to have an engineering study to determine if the underground utilities could accommodate material storage on the ground surface above.

The ED reported that there is a parcel of land on the southern end of the port district between the power plant property, the POTW and the harbor which the City has indicated might be able to become available for port operators for material storage if it is suitable.

The ED also reported that the License Agreement RFP will go out shortly and that the 90-day Termination Notice for the Temporary Right of Entry granted by the Department of Transportation was sent to Gateway. Gateway would like to retain access to the property if the Licensing through the RFP process requires more than 90 days. ED recommended that Gateway request a month-to-month agreement for Board approval in the event that occurs.

**EXECUTIVE SESSION**

Commissioner Fabiani moved to go into Executive Session with all commissioners, Carolyn Kone, and Sally Kruse to discuss items 8 and 9 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 5:43 p.m.

\*Ms. Murray and Mr. Ballou and Commissioner Punzo left the meeting at 5:42 p.m.

**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.**

**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.**

\*\*Commissioner Zinn left the meeting at 5:58 p.m.

The Board came out of Executive Session at 5:59 p.m.

**ADJOURNMENT –** Upon a motionbyCommissioners Goodbody seconded by Commissioner Harris, and approved by unanimous vote of all commissioners present at the meeting, the meeting was adjourned at 6:00 p.m.