**NEW HAVEN PORT AUTHORITY**

**MINUTES**

**REGULAR MEETING #208**

**JUNE 20, 2024**

This was an entirely remote meeting.

Chairman Fabiani called Regular Meeting #208 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\*; Giovanni Zinn\*\*; Katharine Goodbody

Staff Present: Sally Kruse

Counsel: Carolyn Kone - Brenner, Saltzman & Wallman, LLP; John Bashaw – Bashaw Law\*\*\*

Public: Greg Baribault, (Gateway Terminal)\*\*\*\*; Chris Avallone\*\*\*\*\*; Rick Ballou\*\*\*\*\*\*

After calling the meeting to order, Chairman Fabiani asked for a motion to add discussion of a Parcel 6 Purchase and Sale Agreement to the agenda. Upon a motion by Commissioner Harris, seconded by Commissioner Punzo, the addition was unanimously approved by all commissioners at the meeting.

Executive Director (ED) Kruse then certified that the public interest in the disclosure of the RFP responses and the resulting contract award is outweighed by the public interest in the confidentiality of such responses, and per Connecticut General Statutes Section 1-210(b)(24), it can be discussed in Executive Session.

Following that certification, Chairman Fabiani asked for a motion to move the discussion of a Parcel 6 Purchase and Sale Agreement, as well as Item #6 under New Business on the agenda, into Executive Session. Upon a motion by Commissioner Harris, seconded by Commissioner Goodbody, moving these items to Executive Session was unanimously approved by all Commissioners present at the meeting.

Chairman Fabiani then asked for a motion to enter Executive Session to discuss the Parcel 6 Purchase and Sale Agreement, the License Agreement RFP response, as well as Items #8 and #9 on the agenda with all Board members, ED Kruse, and Attorneys Kone and Bashaw. Upon a motion by Commissioner Harris, seconded by Commissioner Goodbody, the Board voted to enter Executive Session at that time by unanimous vote of all Commissioners present at the meeting.

The Board entered Executive Session, with all Board members, ED Kruse, and Attorneys Kone and Bashaw at 5:11 p.m. \*\*Commissioner Zinn joined the meeting during the Executive Session at 5:16 p.m.

The Board came out of Executive Session at 5:35 p.m. \*\*\*\*Mr. Baribault left the meeting during the Executive Session. \*\*\*\*\*Mr. Avallone joined the meeting as the Board came out of Executive Session.

Upon a motion by Commissioner Goodbody, seconded by Commissioner Cavaliere, the Board unanimously voted in favor of giving Gateway 90 days for environmental investigation to commence on July 1, 2024, with NHPA’s standard access agreement, before acceptance of their proposal in response to the License Agreement RFP for Parcels 1, 3A/B, 4, and 5 under the terms of the RFP.

Upon a motion by Commissioner Cavaliere, seconded by Commissioner Goodbody, the Board unanimously voted to present a Parcel 6 Purchase and Sale Agreement to Gateway Terminal.

\*\*\*Attorney Bashaw left the meeting at 5:48 p.m.

Upon a motion by Commissioner Goodbody, seconded by Commissioner Punzo, the Board unanimously voted to select Aecom for development of a Strategic Master Plan.

\*Commissioner Harris left the meeting at 6:02 p.m.

**AGENDA**

**MINUTES**

**1. Approval of the Minutes of the Regular Meeting held on May 16, 2024**. No comments were provided. Upon a motion by Commissioner Cavaliere, seconded by Commissioner Punzo, the minutes of the May 16, 2024, Regular Meeting were approved by all Commissioners present at the meeting, except Commissioner Goodbody who abstained because she hadn’t attended the May 16th meeting.

**FINANCIAL REPORT**

**2. Review of Bank Statements and Reconciliations for May 31, 2024 (both accounts). 3. Review of Balance Sheet and Profit and Loss Statement for period ending May 31, 2024**. Commissioner Cavaliere reported that he had reviewed the relevant financial reports and found them in to be good order. He noted that Gateway has begun providing license fee payments for Parcel 1. 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 April/May 2024, were either exempt under Article X of the Procurement Policy (Legal) or previously approved by the Board.

**UPDATES**

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

Connecticut Port Authority (CPA) – CPA has hired a Maritime Development Manager and plans to hire a search firm to help recruit a permanent Executive Director.

Army Corps of Engineers (ACOE) – Channel Deepening Project – The ACOE held a coordination meeting with Cross Sound Cable. The ACOE’s contractor is continuing to perform geotechnical borings of the channel, with a report of the results due in November.

New Haven Marine Group/New Haven Harbor Co-Op – No C0-Op meeting held in June.

**OLD BUSINESS**

**5. Parcel 1 Temporary Right of Entry/License Agreement –** The Board included Parcel 1 in its decision to allow 90 days for environmental due diligence of the parcels to be licensed in response to the RFP. Attorney Kone noted that because of the timeline being provided for environmental investigation, Gateway will retain control of the property at this time.

**NEW BUSINESS**

**6. License Agreement RFP Response–**Discussed in Executive Session. The Board subsequently voted to allow 90 days for environmental due diligence of the parcels to be licensed in response to the RFP.

**7. Procurement Policy Update –** The ED discussed the changes she had made. Commissioners Goodbody and Fabiani suggested that the some of the lower decision-making limits could be raised further, but that the $100,000 limit in Article X should remain at that level. There was further discussion regarding what should or should not be included in Article X. After discussion, the ED agreed to incorporate the comments and bring a revised update to the Board for a vote in the July meeting.

**PUBLIC COMMENT -** None

**EXECUTIVE DIRECTOR’S REPORT** – The ED reported that the Clean Ports Zero Emissions grant application had been submitted, that she had attended several Vision 2034 meetings, but had missed one due to the NAPA conference, and that she had attended the Chamber of Commerce Real Estate Forum to discuss financing for port area property purchases. She also reported that the South Central Regional Council of Governments (SCRCOG) will be developing a Freight Study and that she will participate as a member of the Technical Advisory Council. She will also recommend that SCRCOG’s consultant do a presentation to the Co-Op. \*\*\*\*\*\*Mr. Ballou joined the meeting at 6:25 p.m.

Regarding Board members currently moving through the appointment process:

Mr. Ballou’s and Mr. Nord’s first reading to the full Board of Alders after their approval by the Aldermanic Affairs Committee occurred on June 3rd. Their second reading is expected to occur on July 1st. At the end of that meeting, they will become Commissioners. Mr. Ballou will replace Commissioner Goodbody. Mr. Nord will fill the currently vacant non-Democratic position.

Mr. Avallone is on the agenda for the June 24th Aldermanic Affairs meeting. Following that, his name should be read to the full Board of Alders on July 1st and August 5th, after which he is expected to replace Commissioner Harris.

**EXECUTIVE SESSION**

**8. 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.**

**9. 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.**

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