

**NEW HAVEN PORT AUTHORITY
MINUTES
MEETING #169
December 2, 2021**

Chairman Abbagnaro called the Regular Meeting of the New Haven Port Authority to order at 5:39 PM.

Commissioners Present: John Abbagnaro, Chair, Jody Ortiz, Vice Chair (via zoom), Giovanni Zinn*, Joey Wraithwall (via zoom)

Staff Present: Judi Sheiffele, Sally Kruse

Counsel: Carolyn Kone and Holly Winger, Brenner, Saltzman & Wallman

AGENDA

MINUTES

1. Approval of the Minutes of the Regular Meeting held on November 4, 2021. Upon a motion by Commissioner Ortiz to approve the minutes, seconded by Commissioner Zinn, a vote was taken (Commissioners Abbagnaro, Ortiz, Wraithwall, and Zinn voting yes) the minutes were approved.

FINANCIAL REPORT

2. Balance Sheet and Profit and Loss Statement for period ending November 30, 2021.

3. Review of Bank Statements and Reconciliations for November.

Items 2 and 3 will be presented in the January 2022 meeting.

UPDATES

Connecticut Maritime Coalition. No updates from the CMC virtual meeting held November 9, 2021 were presented.

Connecticut Port Authority. The CPA did not meet in November. Their next scheduled virtual meeting date is December 21, 2021

ACOE – Channel Deepening Project. Ms. Sheiffele reported that the Federal Office of Management and Budget has still not acted on the feasibility report which continues to delay the Planning, Engineering and Design phase of the project. She remains in touch with Congresswoman’s DeLauro’s staff to resolve this matter.

OLD BUSINESS

4. Environment Testing of 135 Fulton Terrace & 34 Edgemere Street. Ms. Winger explained that while the Port Authority would be exempted from the Transfer Act, any sale by the Port Authority to a private business in the port would not be exempted. Ms. Winger further discussed the possibility that the properties may not fall under the Transfer Act at all, if the manifested material could be found to have been recycled, but that this may be difficult to confirm. The Phase 2 Environmental Assessment has not been received. Staff will follow up on the status of the Phase 2.

NEW BUSINESS

5. Authorization to enter into a contract with eolas for Phase 2 Environmental Testing at four State of Connecticut Department of Transportation (CDOT) properties. Ms. Winger stated that it would be more appropriate to perform a complete Phase 1 prior to performing a Phase 2. While CDOT has provided environmental assessment documentation, those documents do not meet the standards for a full Phase 1. Ms. Winger suggested that the Board could consider performing a “Business Risk Assessment” type of Phase 2. Approval of this item was deemed premature, and the item will be reassessed at a future date.

6. Authorization to enter into a license agreement with CDOT for access to conduct the environmental testing on the four properties. Ms. Winger has forwarded revised Phase 1 contract from eolas to the Port Authority for Environmental testing with access to the properties at the same cost as the previous contract. eolas had suggested that both a Phase 1 and required Phase 2 sampling could be completed with 90 days but would prefer a 120-day license. Commissioner Zinn suggested requesting 180 days access in the license agreement and moved to enter into a 180-day license agreement with CDOT. Commissioner Ortiz seconded the motion. The motion was approved with all Commissioners voting yes.

*Commissioner Zinn left the meeting in person but continued the meeting via phone.

7. 2022 Schedule of Regular Meetings. Upon a motion by Commissioner Ortiz to approve the schedule; with Commissioner Zinn seconding the motion, roll call was taken with all the Commissioners Abbagnaro, Ortiz, Wraithwall, and Zinn voting yes, the draft 2022 Schedule of Regular Meetings was adopted.

PUBLIC COMMENT None

EXECUTIVE DIRECTOR’S REPORT

- A) CPI increases for licensed parcels were completed.
- B) Submitted Director and Officer Insurance Renewal Application
- C) New Executive Director began familiarization with NHPA governing documents, Port District property issues and began meeting with Port District operators and other interested parties.

EXECUTIVE SESSION

8. To discuss strategy and negotiations regarding pending litigation to which the New Haven Port Authority is a party. On the advice of counsel, this discussion was deemed to be unnecessary at the current time.

ADJOURNMENT

Chairman Abbagnaro entertained a motion to adjourn the meeting. Upon a motion by Commissioner Ortiz to adjourn the meeting, seconded by Commissioner Zinn, roll call was taken with all Commissioners voting yes the meeting was adjourned at 6:07 pm.