



Connecticut Port Authority Board of Directors

Special Meeting Minutes

September, 2018 12:00 p.m.

Attendance

- Board Members: Chairman Scott Bates; Vice Chairman Catherine Smith; Jim Redeker; Parker Wise; Bonnie Reemsnyder; John Johnson; Grant Westerson; Nancy DiNardo; Dave Pohorylo; Brian Thompson; Pam Elkow; Terry Gilbertson; Zack Hyde; Bob Kaliszewski, Don Frost

Absent

- Christopher Martin
- CPA Staff: Evan Matthews, Gerri Lewis, Joe Salvatore, Andrew Lavigne; Sandy Berthiaume

Guests

- Glenn Santoro; Christie Jean; Jim Swan; Donna Simpson; Patrick Bird; George Gallo;
- **Quorum:** Yes

1. Call to Order

The meeting was called to order by Chairman Bates at 12:00 noon.

Chairman Bates thanked the board for attending the meeting.

2. Approval of Minutes

A motion to approve the August, 2018 meeting minutes was made by Mr. Johnson, seconded by Ms. Reemsnyder, and was so VOTED unanimously.

3. Public Participation Relating to Agenda Items: At this time, Executive Director Matthews introduced 2 additions to the CPA staff; Andrew Lavigne, Business Development and Sandy Berthiaume, Finance Administrative Assistant.

4. CT Pilot Commission Report/CT Maritime Coalition Report: None

5. CT Pilot License Recommendation

- a. Consideration and approval of a resolution authorizing the licensure of Captain Sean Meade.

RESOLVED: That the Board of Directors, pursuant to Section 15-13 of the General Statutes of Connecticut, upon consideration of and recommendation by, the Connecticut Pilot Commission, as set forth in the Exhibit to Agenda Item 5, hereby (A) approves the application of Captain Sean Meade for a Connecticut Pilot License; and (B) authorizes, empowers, and directs, the Executive Director, for and on behalf of the Authority, to execute and deliver such Connecticut Pilot License to Captain Sean Meade and any and all other reasonable and necessary documents in furtherance thereof.

A motion to approve the resolution was made by Mr. Westerson, seconded by Ms. Reemsnyder and was so VOTED unanimously.

6. United States Coast Guard Report: None

7. Executive Director Report

Executive Director Matthews gave his report as follows:

AUGUST HIGHLIGHTS

- The Connecticut Port Authority (CPA) has taken the next big step in maximizing the economic potential of our deepwater ports, harbors, and natural marine assets. In early August, the CPA announced the adoption of the Connecticut Maritime Strategy, which provides a roadmap for investing in eight strategic areas that will strengthen Connecticut's maritime industry and have a positive impact on the state's long-term economic outlook. The Maritime Strategy was officially released at a press event at the Legislative Office Building in Hartford on August 9, 2018.
- On August 20, Congressman Joe Courtney along with the CPA and the City of New London had the opportunity to showcase State Pier to Rear Admiral Mark H. Buzby, the Administrator of the United States Maritime Administration. During the visit state and local representatives discussed recent investments in Connecticut's maritime economy and showcased the increased

flow of goods through State Pier. Prior to visiting the pier, Buzby visited Mystic Seaport Museum to participate in a roundtable discussion about the potential of the Connecticut maritime economy and was provided a tour of the Thames River.

- CPA added two new team members:
 - Andrew Lavigne, Manager of Business Development and Special Projects;
 - and Casandra “Sandy” Berthiaume, Financial/Administrative Assistant.

SEPTEMBER HIGHLIGHTS

- CPA has entered the evaluation stage for State Pier in New London as the Request for Proposals (RFP) process continues to the next phase. The RFP response period closed at 4p.m. Friday August 31. State Pier is the CPA’s largest asset and is a key part of the authority’s long-term strategy to end reliance on state government funding and furthering its mission to create jobs by maximizing the output of Connecticut’s maritime economy. As the evaluation process begins, the port authority is focused on finding a partner at State Pier that can help CPA realize the facility’s highest and best use. CPA’s core mission as an agency is to create jobs by growing the maritime economy. With that mission in mind CPA has no favored outcomes and has made no premature determinations about what is in the best interest of the Connecticut economy.

The evaluation phase of this process is expected to take several weeks to be followed by negotiations with preferred bidders on operational

and financial details. Once negotiations are complete it is expected that a formal agreement will be signed with the winning bidder.

The development of State Pier, including the selection of an operating partner, is the top priority in the CPA's Connecticut Maritime Strategy. The CPA sees the goals of the state's maritime strategy as paramount and the staff and board of directors of the CPA intend to apply their collective expertise to make the best decision possible for the state of Connecticut.

- From September 10 – 14, the CPA hosted a workshop for the International Association of Maritime & Port Executives (IAMPE) for Maritime Port Manager (MPM) and Maritime Port Executive (MPE) Professional Certification Program. The program showcased a combination of lecture and real-world case study sessions designed to train and educate the future leaders of our ports. The CPA is proud to be a part of training our port operators and looks forward to future opportunities to grow our maritime economy.
- On Thursday, September 20, the State Bond Commission approved funding for a portion of the multi-phased dredging and maintenance dredging of State Pier in New London. As indicated in the Connecticut Maritime Strategy, the dredging of Connecticut ports and improving the economic and job creating potential of State Pier are top priorities for the CPA.

- The Connecticut Port Authority was proud to sponsor the Connecticut Maritime Heritage Festival The annual celebration which ran September 5-9th was held at the historic Port of New London and promotes Connecticut's maritime heritage and spirit of innovation.

MEDIA COVERAGE

August Coverage

New Haven Land Purchase

New Haven Independent

Maritime Economy Boosted

https://www.newhavenindependent.org/index.php/archives/entry/a_boost_for_maritime_economy/

Essex Harbor Management

Middletown Press

Essex Moves Ahead with Harbor Management Plan

<https://www.middletownpress.com/news/article/Essex-moves-ahead-on-harbor-management-plan-update-13126947.php>

New Haven Register

Essex to Fill Out Harbor Plan

<https://www.nhregister.com/shoreline/article/Update-to-management-plan-for-harbor-in-Essex-13131182.php>

State Maritime Strategy

Day of New London

CPA to Detail Maritime Strategy for State

<https://www.theday.com/business/20180809/port-authority-to-unveil-maritime-strategy-for-state>

American Journal of Transportation

CPA to Unveil Strategy

<https://www.ajot.com/news/port-authority-to-unveil-maritime-strategy-for-state>

Hartford Courant

CT Maps Out Five Year Maritime Strategy

<http://www.courant.com/business/hc-biz-connecticut-ports-20180809-story.html>

CT Post

CT Has Port Plan

<https://www.ctpost.com/local/article/Plan-to-revitalize-Connecticut-ports-and-13147549.php>

Hartford Courant

Scott Bates Op-ed – Investing in Maritime Economy Important

<http://www.courant.com/opinion/op-ed/hc-op-bates-ct-deepwater-port-development-20180813-story.html>

Fairfield County Business Journal

CPA Unveils Maritime Strategy

<https://westfaironline.com/105628/ct-port-authority-unveils-maritime-strategy-pledges-increased-attention-to-county/>

Day of New London

NL Could be Port for Smaller Cargo

<https://www.theday.com/local-news/20180820/state-pier-could-become-hub-for-smaller-cargo-ships-says-federal-maritime-head>

September Coverage

Maritime Heritage Festival

Norwich Bulletin

[Connecticut Port Authority to sponsor Connecticut Maritime Heritage Festival](#)

RFP Update

Hartford Business Journal

<http://www.hartfordbusiness.com/article/20180831/NEWS01/180839983/bid-reviews-set-to-begin-for-new-london-pier-improvements>

Fox 61

Scott Bates appears on Fox 61's The Real Story to discuss release of Maritime Strategy

See Fox 61 website – "The Real Story"

West Haven Patch

West Haven Adopts Harbor Management Plan

<https://patch.com/connecticut/westhaven/west-haven-adopts-first-harbor-management-plan>

Dredging Today

CT Puts up \$5 million for State Pier Dredging

<https://www.dredgingtoday.com/2018/09/19/connecticut-port-authority-5-million-boost-for-state-pier-dredging/>

Day of New London

Millstone, Offshore Wind in Zero Carbon Mix

<https://www.theday.com/local-news/20180918/millstone-offshore-wind-in-zero-carbon-auction-mix>

Day of New London – OpEd – Ed Marcus

New Urbanism for New London

<https://www.theday.com/op-edguest-opinions/20180903/new-urbanism-for-new-london>

PRESS RELEASES

August 1, 2018, ESSEX PROCEEDING WITH UPDATE OF HARBOR
MANAGEMENT PLAN

Partnership with CPA Part of Statewide Small Harbor Improvement
Projects Program

August 1, 2018, CONNECTICUT PORT AUTHORITY APPROVES PURCHASE
OF PORT OF NEW HAVEN LAND

Funding Approved Last Week by Bond Commission

August 8, 2018, CONNECTICUT PORT AUTHORITY TO RELEASE STATE
MARITIME STRATEGY

August 9, 2018, CONNECTICUT PORT AUTHORITY RELEASES FIVE YEAR
STATE MARITIME STRATEGY

Eight Point Plan Maps Goals and Priorities

August 31, 2018, CPA BEGINS EVALUATION OF RFP RESPONSES FOR
STATE PIER

Project Has Potential for Major Impact on Local and State Economy

September 4, 2018, CPA SUPPORTS CONNECTICUT MARITIME
HERITAGE FESTIVAL

Five Day Celebration of Connecticut's Connection to the Sea

September 17, 2018, ANDREW LAVIGNE APPOINTED AS LEADER OF BUSINESS DEVELOPMENT AND SPECIAL PROJECTS

September 18, 2018, STATE TO INVEST \$5 MILLION FOR STATE PIER DREDGING

Part of On-going Effort to Improve Key Maritime Asset

CERC UPDATE

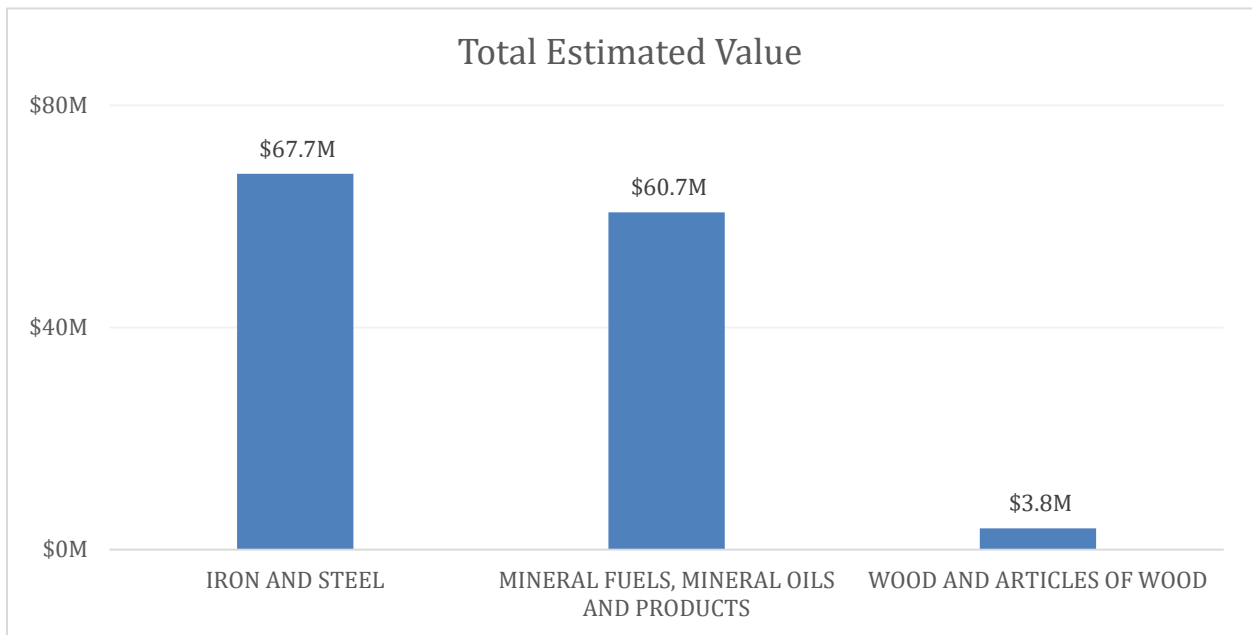
During August, CERC engaged in the following activities for CPA projects:

- CERC provided to the CPA a draft of the impact analysis chapter on The Impact of
- Business and Nonprofit Maritime Activities in Connecticut (Chapter 4, previously Chapter 5).
- CERC began modeling and writing the final chapter of the impact analysis, which is on The Impact of Recreation and Tourism Maritime Activities in Connecticut (Chapter 5, previously Chapter 6). This chapter is expected to be provided to the CPA in late September or early October.
- CERC compiled the previously provided chapters of the impact analysis into one full document and began editing the chapters and writing the executive summary and appendices as preparation for publication. A draft of this full report is expected to be provided to the CPA in mid-September, per CPA's request.
- CERC provided data points from the impact analysis for use at the CPA's presentation of its maritime strategy.

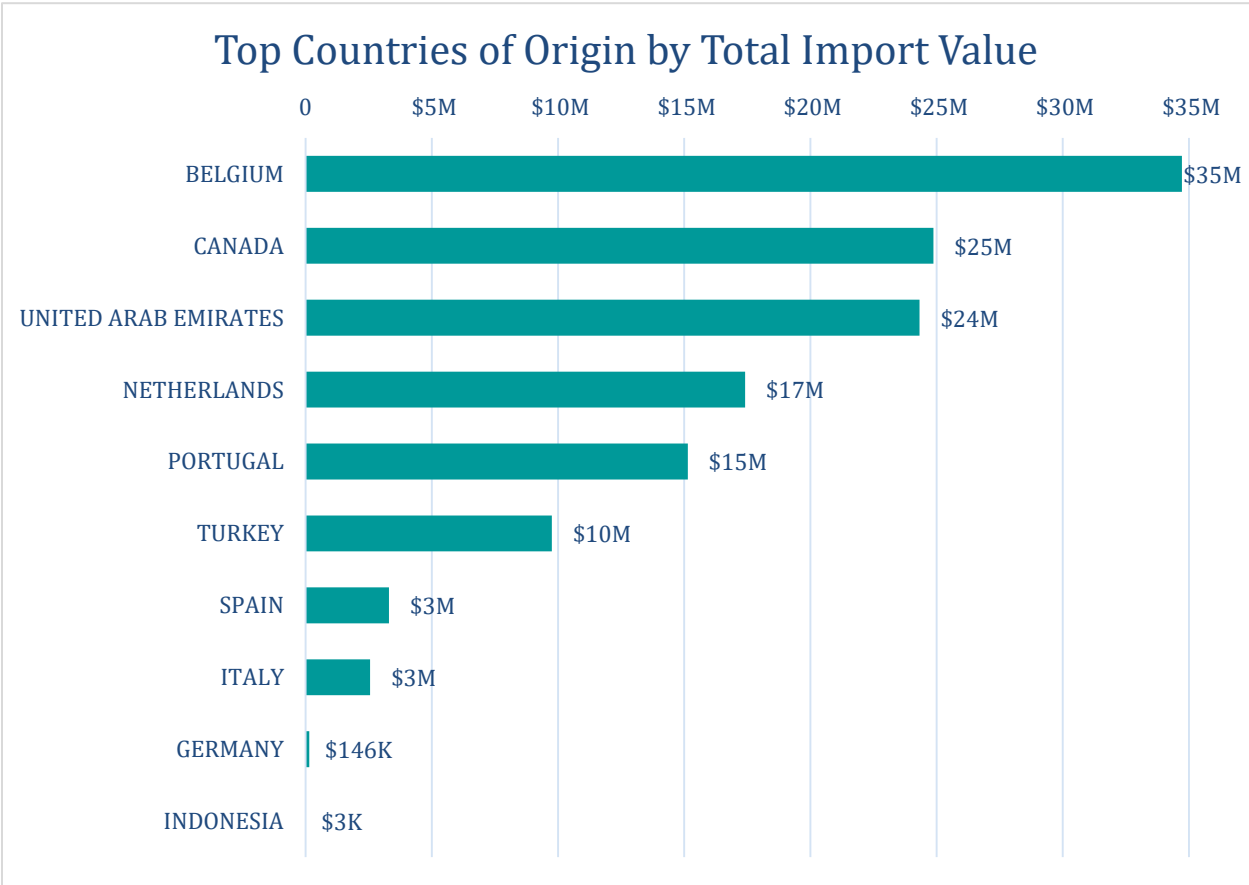
Monthly port data for July 2018 is included in Appendix A.

Appendix A

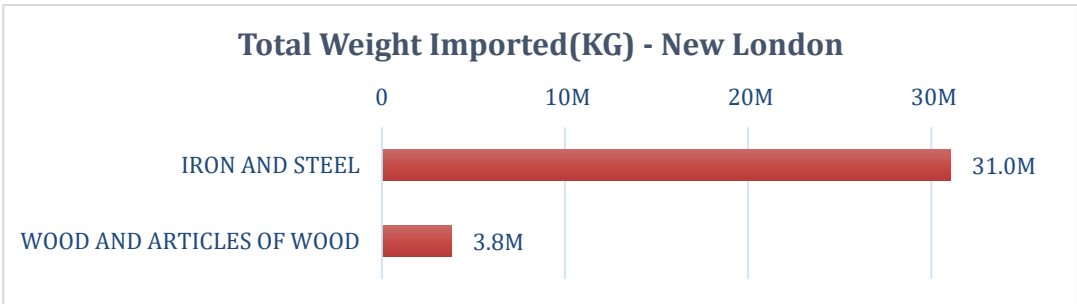
July 2018 Top Commodities Imported by Total Estimated Value (All Ports)

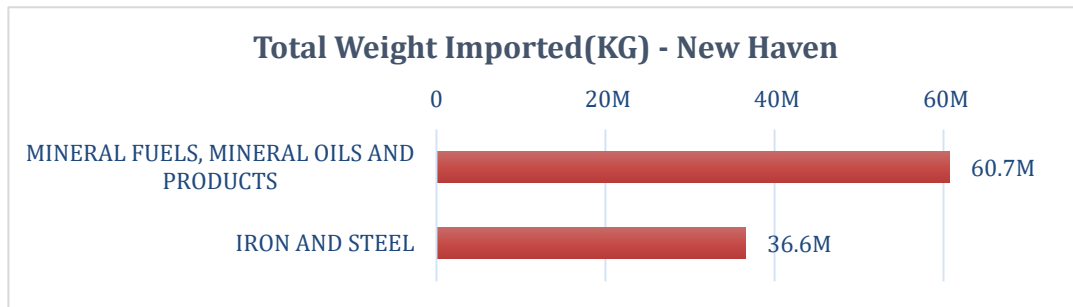


July 2018 Top Countries of Origin by Total Import Value (All Ports)



July 2018 Top Commodities Imported by Weight (KG)



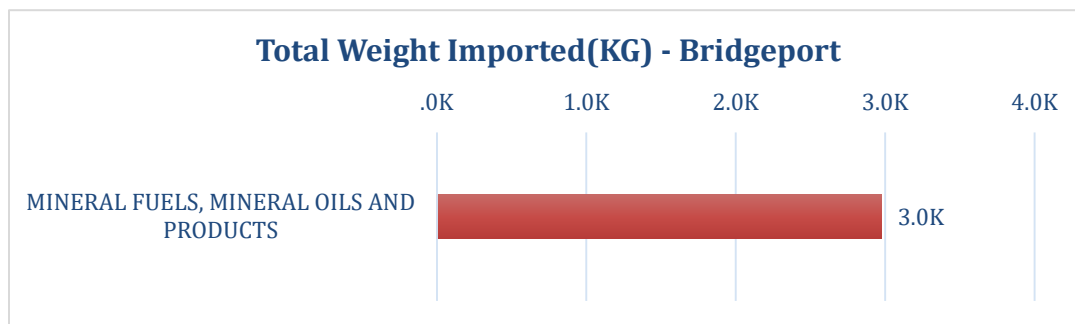


Data retrieved from: IHS Markit PIERS

Data compiled by: Connecticut Economic Resource Center, Inc.

For questions, please contact:

Alissa DeJonge, Vice President for Research, 860-571-3405 or
 adejonge@cerc.com



Chairman Bates thanked Director Matthews.

8. Finance Committee Report

Ms. Reemsnyder gave her Finance Report. She noted that CPA’s internal policies and procedures document will be forthcoming.

Chairman Bates thanked Ms. Reemsnyder and the Finance Committee.

9. Consideration and approval of a resolution authorizing the Executive Director to negotiate, execute and deliver a non-

binding offer to purchase property from CV Properties Incorporated and New England Central Railroad, Inc.

It was noted that CV Properties was not interested in selling at this time.

10. Consideration and approval of a resolution approving an updated Schedule of Positions and Total Staffing Levels for the Authority

This item was tabled.

11. Consideration and approval of a resolution authorizing the Executive Director to amend certain consulting agreements with each of [Quinn & Hary Marketing] and [Dealy Mahler Strategies, LLC]

RESOLVED: That the Executive Director, Evan Matthews, be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority, to enter into amendments to certain Consulting Services Agreements with each of [Quinn & Hary Marketing] and [Dealy Mahler Strategies, LLC] to extend the terms of each such agreements, on a month-to-month basis through the completion of the Authority's RFP solicitation process for Communications services, on such additional terms and provisions that the Executive Director deems to be in the best interests of the Authority, and to negotiate, execute and deliver such amendments and any and all other reasonable and necessary documents in furtherance thereof.

A motion by Mr. Westerson, seconded by Mr. Johnson was so VOTED unanimously.

12. Consideration and approval of a resolution ratifying and confirming (i) the members comprising the State Pier RFP Selection Committee, and (ii) its actions thereof

This item was tabled.

13(a). Executive Session pursuant to Sections 1-200(6)(E) and 1-210(b)(24) of the General Statutes of Connecticut, for the purpose of discussing responses to the Request for Proposals with respect to the development, operation and maintenance of the State Pier Facility.

RESOLVED: That, pursuant to Sections 1-200(6)(E) and 1-210(b)(24) of the General Statutes of Connecticut, by a two-thirds vote of the members of the Board present and voting, the Board of Directors hereby approves to enter into Executive Session for the purpose of discussing responses to the Request for Proposals with respect to the development, operation and maintenance of the State Pier Facility.

A motion to go into Executive Session was made by Mr. Westerson, seconded by Ms. Reemsnyder and was so VOTED unanimously. Ms. Elkow recused herself at this time.

Mr. Bird was invited to stay for this portion of Executive Session.

13(b). Executive Session pursuant to Section 1-200(6)(D) of the General Statutes of Connecticut, for the purpose of discussing site selection, or the lease, sale or purchase of real property located in New London, Connecticut.

RESOLVED: That, pursuant to Section 1-200(6)(D) of the General Statutes of Connecticut, by the affirmative vote of two-thirds of the members of the Board present and voting, the Board hereby convenes into Executive Session for the purpose of discussing site selection or the lease, sale or purchase of real property located in New London, Connecticut.

Ms. Elkow was present for this portion of Executive Session.

Mr. Bird was not present for this portion of Executive Session.

14. Call to the public - None

15. Adjournment – Motion to adjourn by Mr. Westerson, seconded by Mr. Frost at 12:56 was so VOTED unanimously.