



**Connecticut Port Authority Board of Directors
Regular Meeting Minutes
March 6, 2019 (12:00 PM)**

**Department of Economic and Community Development
450 COLUMBUS BLVD., HARTFORD, CT 06103**

Attendance

- Board Members: Chairman Scott Bates; Parker Wise; Bonnie Reemsnyder; John Johnson; Grant Westerson; Linda Savitsky; Terry Gilbertson; Brian Thompson; Don Frost; David Kooris; Jonathan Harris; Dave Pohorylo; Phil Scarrozzo
- CPA Staff: Evan Matthews; Andrew Lavigne; Joe Salvatore; Gerri Lewis

Absent

- Nancy DiNardo; Pam Elkow
- **Guests**
- Glenn Santoro; Kevin Blacker; Ed Evans; James McKinsey; George Gallo; Loren Mahler; Admiral Tiongson; Captain Reed; Lt. Nelson; Judy Sheiffele
- **Quorum:** Yes

1. Call to Order

The meeting was called to order by Chairman Bates at 12:05 p.m.

2. Approval of Meeting Minutes

A motion to approve the February, 2019 meeting minutes was made by Mr. Westerson. seconded by Mr. Frost:

DISCUSSION: It was noted that there was a discrepancy in the Executive Director's Report and the correction is as follows: *The Port Authority will also support efforts to amend its enabling statutes to provide the City of New London with a voting member on its Board of Directors.* The amended minutes were so VOTED unanimously.

3. Public Participation Relating to Agenda Items:

Mr. Blacker reported to the board that he attended a Bridgeport Port Authority meeting and noted the city's decline in port activity due to upland commercialization of port property. He noted the city of Norwich Harbor Commission has plans to relocate the existing boat launch to Shipping Street which could potentially impact the cargo activity on the Thames on that site.

Chairman Bates thanked Mr. Blacker.

4. CT Pilot Commission Report/CT Maritime Coalition Report:

None

5. United States Coast Guard Presentation:

Admiral Tiongstun gave a most impressive Power Point Presentation on the Maritime Commerce Strategic outlook. Assisting him was Captain Kevin Reed.

Admiral Tiongston thanked the Port Authority for their ongoing support.

Chairman Bates thanked Admiral Tiongson and Captain Reed. He presented to each of them, the Connecticut Port Authority challenge coin.

6. Executive Director's Report:

Executive Director Matthews gave his report as follows:

HIGHLIGHTS and UPDATES

- On Wednesday 20 February Governor Lamont released his FY 2020-2021 Budget Proposal for the state. While the budget proposal includes a continuation of CPA's annual \$400,000 appropriation for FY 2020-2021, it does not include any of the additional funds requested in the CPA's FY 2020-2021 Capital Budget Request.
- On 12 February CPA Chairman Scott Bates participated as a speaker at a breakfast event organized by the Eastern Connecticut Chamber of Commerce. The event, titled *Offshore Wind Energy in Eastern Connecticut*, included discussion of possible offshore wind energy developments and their potential impact in eastern Connecticut. Other speakers included: David Kooris (Deputy Commissioner, CT Department of Economic and Community Development); Senator Paul Formica (Co-Chair, Appropriations and Energy/Technology Committees); Matthew Morrissey (Head of New England Markets, Ørsted U.S. Offshore Wind); Deborah Donovan (Senior Policy Advocate, Acadia Center); and Mayor Michael Passero (City of New London). His remarks can be viewed in full [HERE](#).
- On 8 February CPA vice-chair Bonnie Reemsnyder joined attendees of the Thames River Maritime Workgroup at Fort Trumbull in New London, to provide an introduction to our new partners at Gateway New London, LLC. Attendees and representatives from Gateway provided individual and company background information and

discussed business interests. CPA plans to hold the next Thames River Maritime Workgroup meeting in Norwich.

NEW HAVEN PROPERTIES UPDATE

At the 6 February meeting, CPA Board Members Terry Gilbertson and Pam Elkow requested an update on the status of the transfer of several New Haven parcels from DOT to CPA.

DOT and DECD have finalized the Transfer of Control and Custody Agreement (“TOCCA”) between themselves for the four New Haven parcels to be transferred. It is now in front of OPM to review.

OPM needs the following additional documents to approve the TOCCA: (i) copies of the environmental assessment reports commissioned by CPA; and (ii) a draft PSA between DECD and CPA.

DOT can immediately effect transfer of the parcels to DECD upon the TOCCA being approved by OPM. However, DECD cannot transfer the parcels until the 30-day environmental monitoring period expires and then the immediately following 15-day comment period. The environmental monitors were installed by DECD on Thursday 28 February, so the transfer from DECD to CPA cannot happen for at least 45 more days from that date.

In the interim, the City of New Haven needs use of Parcel 5 before the expiration of the 45-day period. This is because they received DEEP permits and funding for their project and the permits and funding are in connection with Parcel 5. DOT indicated there could be penalties for the City if they do not get use of Parcel 5 soon (although note DOT did not provide the City’s exact time requirements). It is anticipated that once CPA has control of the parcel the CPA would enter into an access agreement with the City.

It appears that there will be a gap in time between when DECD owns the four parcels and when it will be authorized to transfer them to CPA. So

DECD needs to either (i) lease parcel 5 to CPA in advance of CPA owning parcel 5 and have CPA enter into an access agreement with the City; or (ii) lease parcel 5 directly to the City for the short time period it owns the parcel (with CPA entering into an access agreement with the City commencing upon its ownership of parcel 5). DECD, CPA and the City have not yet discussed how to document the City's access agreement rights for the DECD ownership period.

DECD provided a "template" of PSA to use to prepare the PSA between DECD and CPA. Being worked on now.

**Items needed to complete a draft (i) the environmental reports (waiting on which should indicate whether the property is an establishment); and (ii) R&C-update title reports from First American Title Insurance Company.

CPA has the funds in hand to complete the transaction.

BRIDGEPORT DATA UPDATE

At the 6 February meeting, CPA Board Member Terry Gilbertson had inquired whether it was possible to better capture Bridgeport cargo data in CERC's monthly cargo reports.

CERC has updated the language in the January 2019 cargo report below to reflect that the PIERS data shows no waterborne imports for Bridgeport during the month (which is what "no data available" in previous reports meant). Other data sources do show imports through Bridgeport, but they are not classified as waterborne foreign trade, and, when CERC has spoken to Census about it, Census said it is likely goods coming in through other ports but considered to be traveling via Bridgeport in bond.

CPA and CERC have discussed that the best source for domestic trade data is USACE data; however that data source has a significant data availability lag of at least a year. CPA and CERC continue to look for other

data sources that may be more timely.

CPA staff have been in discussions with CERC regarding how to refine the presentation of data (and the frequency of presentations) for the board and other audiences.

MEDIA COVERAGE

Offshore Wind

Hartford Courant- February 8, 2019

In \$225 million partnership, Eversource takes deep dive into offshore wind projects in Atlantic

<https://www.courant.com/business/hc-biz-eversource-wind-power-20190208-xspcnve6kvbctiwxcjsjo7raoe-story.html>

National Wind Watch- February 8, 2019

In \$225 million partnership, Eversource takes deep dive into offshore wind projects in Atlantic

<https://www.wind-watch.org/news/2019/02/08/in-225-million-partnership-eversource-takes-deep-dive-into-offshore-wind-projects-in-atlantic/>

Journal Inquirer- February 11, 2019

Eversource buys large stake in wind sources

https://www.journalinquirer.com/business/eversource-buys-large-stake-in-wind-projects/article_3b12ba5c-2e1e-11e9-aebe-af333c2c5005.html

The Day- February 12, 2019

Positive signs state is ready to seize offshore wind-energy opportunity

<https://www.theday.com/editorials/20190212/positive-signs-state-is-ready-to-seize-offshore-wind-energy-opportunity>

CT Mirror- February 15, 2019

Will Lamont lead or stay out of the way on offshore wind?

<https://ctmirror.org/category/ct-viewpoints/will-lamont-lead-or-stay->

[out-of-the-way-on-offshore-wind/](#)

Eastern Chamber Breakfast

The Day- February 10, 2019

Business Briefs

<https://www.theday.com/business/20190210/business-briefs>

AP News- February 12, 2019

State lawmakers eyeing 2,000-megawatt offshore wind power buy

<https://www.apnews.com/7f0a89443c3c40728d1474ad1624b13c>

The Day- February 12, 2019

Lawmakers eyeing 2,000-megawatt offshore wind power buy

<https://www.theday.com/local-news/20190212/lawmakers-eye-2000-megawatt-offshore-wind-power-buy>

WSHU- February 13, 2019

New London moves closer to offshore wind power

<http://www.wshu.org/post/new-london-moves-closer-offshore-wind-power>

CT-N- February 12, 2019

Chamber of Commerce of Eastern Connecticut Business Breakfast Panel Discussion on Offshore Wind Energy

<http://www.ctn.state.ct.us/ctnplayer.asp?odID=16016>

Other Interests

The Westerly Sun- February 7, 2019

Town dock repairs linked with growth of region's culinary tourism

https://www.thewesterlysun.com/news/latest-news/town-dock-repairs-linked-with-growth-of-region-s-culinary/article_138b0d12-2a7d-11e9-8295-83f5a92cf8df.html

AP- February 17, 2019

Four New London candidates seeking state house seat

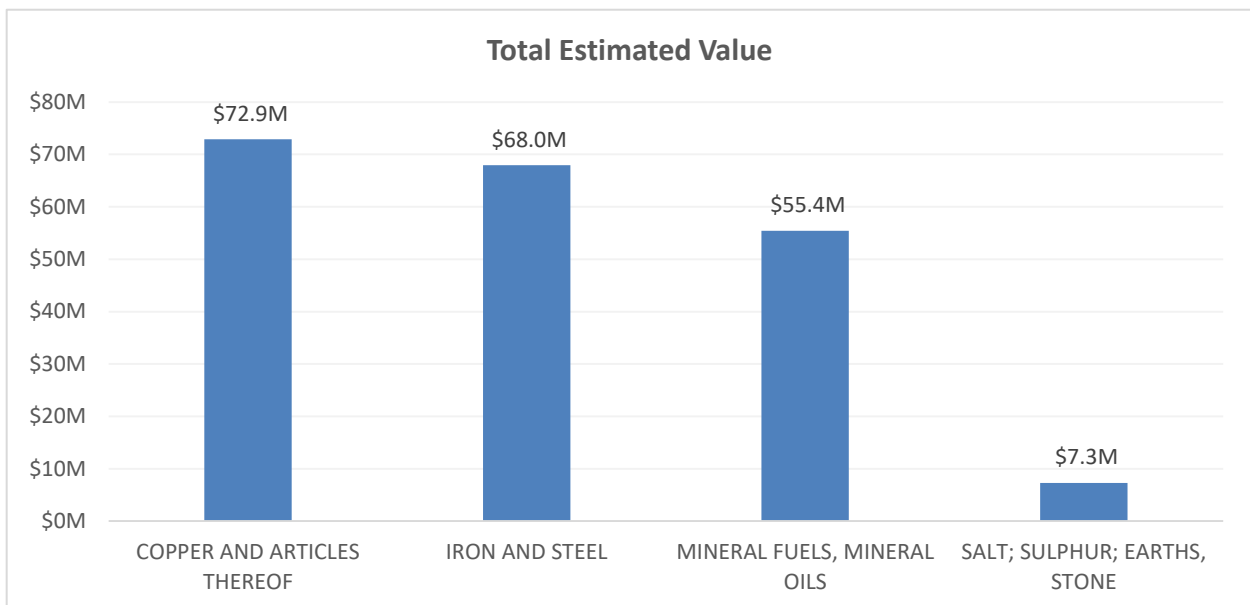
<https://www.apnews.com/5ca83ca88182421ead032211c1cb3428>

CERC UPDATES

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

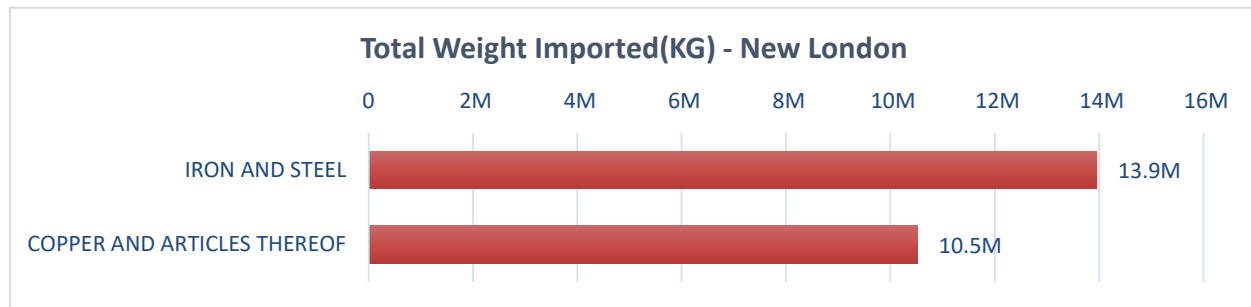
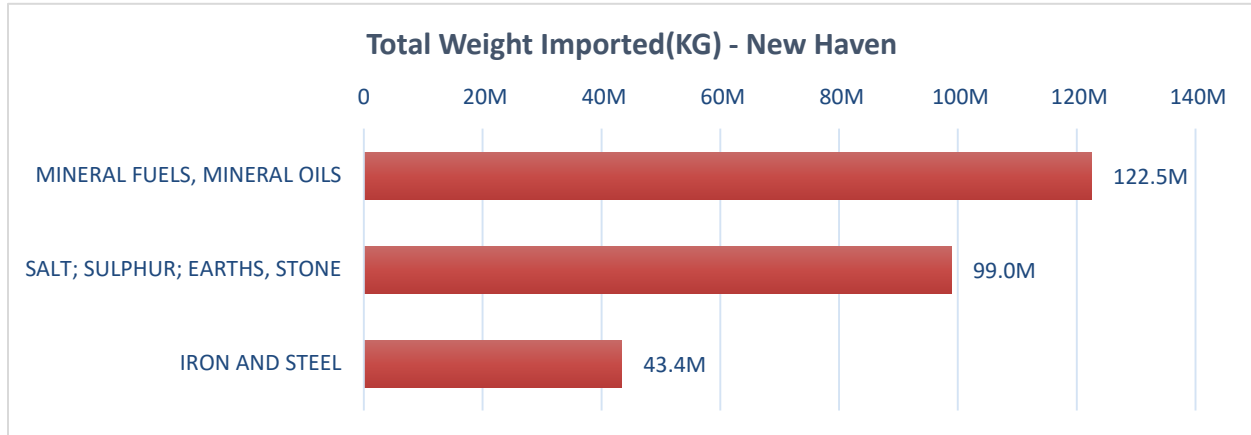
- CERC and CPA staff discussed possible research projects for 2019, including presentation of data and analysis of TREDPLAN containerized data. A proposed scope of work concerning these projects was provided to the CPA at the end of February.
- January deepwater port import report and data are included in Appendix A.

Appendix A



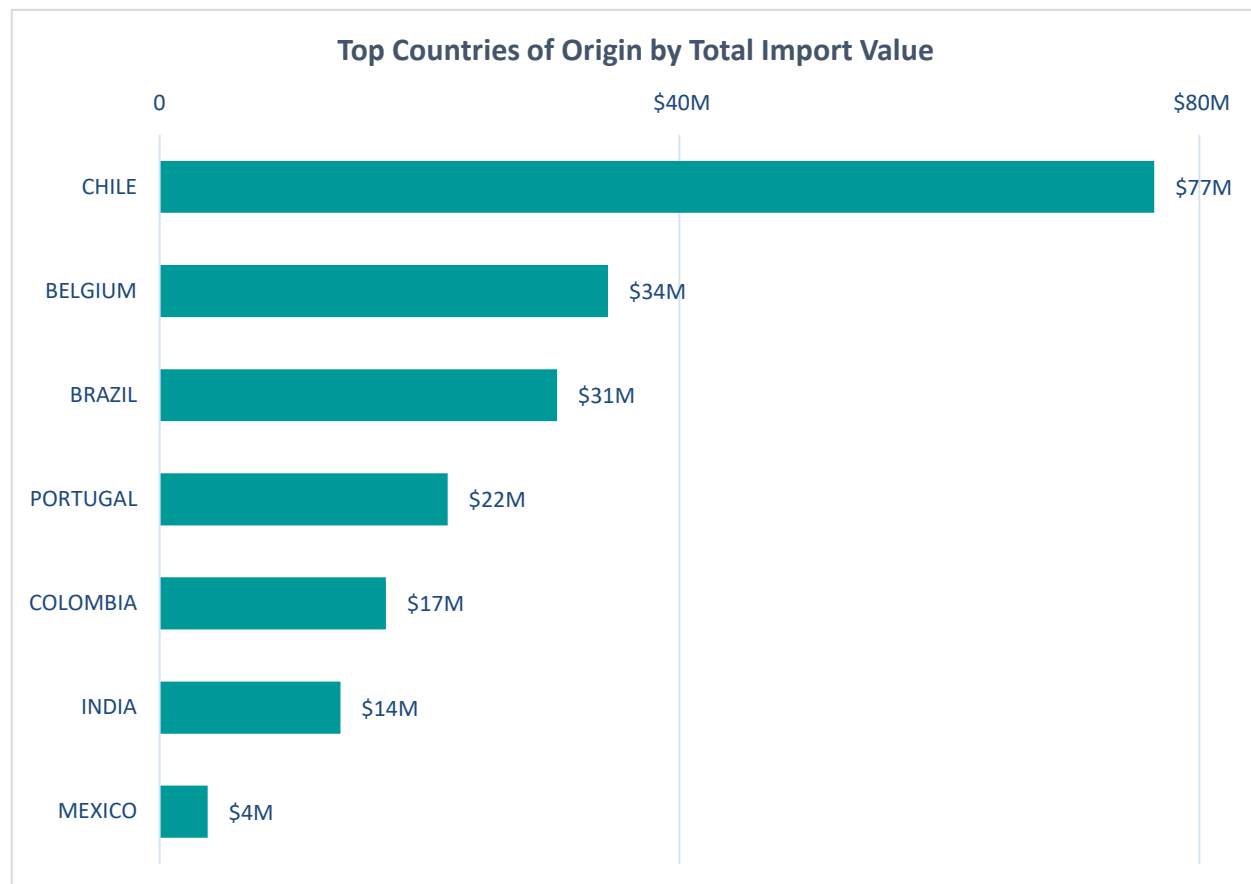
January 2019 Top Commodities Imported by Total Estimated Value (All Ports)

January 2019 Top Commodities Imported by Weight (KG)



No waterborne imports recorded for Bridgeport during this month.

January 2019 Top Countries of Origin by Total Import Value (All Ports)



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

Mr. Gilbertson had comments relating to the East Shore Properties in New Haven.

Chairman Bates thanked the Director and Mr. Gilbertson.

7. Finance Committee Report:

Ms. Reemsnyder reported that the Finance Committee had not been able to meet due to scheduling conflicts, but that their goal was to finalize the operational policies and procedures, and would be working on a draft budget for discussion, hopefully at the next meeting.

8. Consideration and approval of a resolution authorizing the Executive Director to enter into a Consulting Services Agreement with GZA GeoEnvironmental, Inc. for professional services related to engineering design solutions for repairs and modifications of Pier 7 located within Fort Trumbull State Park

RESOLVED: That the Executive Director, Evan H. Matthews, be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority, to enter into a Memorandum of Understanding with GZA GeoEnvironmental, Inc. for professional services related to engineering design solutions for repairs and modifications of Pier 7 located within Fort Trumbull State Park, in the form attached hereto as the Exhibit to Agenda Item #8, on such terms and provisions that the Executive Director deems to be in the best interests of the Authority, and to negotiate, execute and deliver the Memorandum of Understanding and any and all other reasonable and necessary documents in furtherance thereof.

A motion to approve the resolution was made by Mr. Johnson, seconded by Ms. Savitsky:

At this time, Mr. Thompson of DEEP recused himself.

DISCUSSION:

It was discussed that the Executive Director will not execute the agreement with DEEP and the Port Authority to enter into an agreement whether it be a license or right to enter. This will ensure project commitment with the owner and the port authority.

Mr. Gilbertson made a motion to put a condition in the MOU and it was seconded by Mr. Wise.

Discussion: After Mr. Salvatore explained the above to the board and reported that this process was underway, Mr. Gilbertson withdrew his motion.

Ms. Reemsnyder felt that the resolution should stand as it was written. After a short discussion Chairman Bates called for a vote.

The motion passed with one opposition from Mr. Gilbertson.

9. Consideration and approval of a resolution authorizing the Executive Director to enter into a Memorandum of Understanding with Connecticut Innovations related to human resources support

RESOLVED: That the Executive Director, Evan H. Matthews, be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority, to enter into a Memorandum of Understanding with Connecticut Innovations related to human resources support, in the form

attached hereto as the Exhibit to Agenda Item #9, on such terms and provisions that the Executive Director deems to be in the best interests of the Authority, and to negotiate, execute and deliver the Memorandum of Understanding and any and all other reasonable and necessary documents in furtherance thereof.

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

10. Consideration and approval of a resolution authorizing the Executive Director to request applications from municipalities in the State of Connecticut pursuant to the Small Harbor Improvement Projects Program (SHIPP)

RESOLVED: That the Executive Director, Evan H. Matthews, for and on behalf of the Connecticut Port Authority, is authorized to request applications from municipalities in the State of Connecticut pursuant to the Small Harbor Improvement Projects Program (SHIPP), pursuant to the criteria attached hereto as the Exhibit to Agenda Item #10, and to revise such criteria as is in the best interests of the Authority and to take all actions reasonable and necessary in furtherance of SHIPP and the adoption thereof.

A motion to approve the resolution was approved by Mr. Johnson, seconded by Mr. Thompson and was so voted unanimously.

11. Consideration and approval of a resolution authorizing the Executive Director to post the Notice of Intent to adopt the Small Harbor Improvement Projects Program (SHIPP) Policies and Procedures in the Connecticut Law Journal

RESOLVED: That the Executive Director, Evan H. Matthews, for and on behalf of the Connecticut Port Authority, is authorized to post the Notice of Intent (the "Notice") to adopt the Small Harbor Improvement Projects Program (SHIPP) Policies and Procedures in the Connecticut Law Journal in accordance with § 1-121 of the Connecticut General Statutes, in the form attached hereto as the Exhibit to Agenda Item #11, and to and take all actions reasonable and necessary in furtherance of the adoption thereof.

A motion to approve the resolution was made by Mr. Johnson, seconded by Mr. Westerson and was so voted unanimously.

At this time, Mr. Gilbertson noted that the stationary had the old port authority address on it.

12. Consideration and approval of a resolution authorizing the adoption of the Small Harbor Improvement Projects Program (SHIPP) Policies and Procedures.

RESOLVED: That the Small Harbor Improvement Projects Program (SHIPP) Policies and Procedures, in the form attached hereto as the Exhibit to Agenda Item #12, are hereby adopted and approved by the Authority

effective upon the posting of the Notice in the Connecticut Law Journal and the expiration of the requisite time period required pursuant to § 1-121 of the Connecticut General Statutes and the Executive Director is authorized to revise the SHIPP Policies and Procedures as in the best interests of the Authority and to take all actions reasonable and necessary in furtherance thereof.

A motion to approve the resolution was made by Mr. Westerson, seconded by Mr. Frost and was so voted unanimously.

13. 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 communications and marketing services

[*NOTE – Evan to make the following Certification prior to entering Executive Session: “I certify that the public interest in the disclosure of the discussion of responses to the request for proposals concerning the communications and marketing services is outweighed by the public interest in the confidentiality of same”].

Executive Director Matthews so certified.

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 communications and marketing services.

At this time, Ms. Reemsnyder made a motion to go into Executive Session, seconded by Mr. Westerson.

Discussion: Attorney Santoro advised that this item should be tabled as it was not ready to be discussed.

A motion was made and seconded to table this agenda item and it was so voted unanimously.

14. New Business

Attorney Santoro announced that Executive Session will now take place 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 at 1:40 p.m. was made by Mr. Westerson, seconded by Mr. Kooris and was so voted unanimously.

A motion to come out of Executive Session at 2:22 p.m. was made by Ms. Reemsnyder, seconded by Mr. Johnson and was so voted unanimously.

15. Call to the Public

Ms. Sheiffele, New Haven Port Authority Executive Director, thanked the board for their assistance and support on the Q Bridge parcel used as a waste stock pile area for the intended return of the property to the port authority for port use.

However, she reported that last week the DOT signed a Condemnation of that property in favor of DOT to retain and continue use as a waste stock pile area for future DOT projects. Ms. Sheiffel went on to say that it was negotiated last year that the parcel would not be condemned. An agreement entered into between the NH Port Authority and the DOT was intended to satisfy both parties and continued use for the upcoming project.

Chairman Bates thanked Ms. Sheiffele.

Mr. Blacker addressed the board and stated that he hopes that the SHIPP program and the projects selected do not impact negatively on any cargo opportunities in our ports.

Chairman Bates thanked Mr. Blacker.

At this time, Mr. Frost announced that the CMA Shipping Conference will be held at the same time as the April board meeting which will be in Stamford.

16. **Adjournment:** A motion to adjourn was made and seconded at

2:39 PM.