



CONNECTICUT PORT AUTHORITY 2020 ANNUAL REPORT (C.G.S. § 1-123(a))

**Concerning Fiscal Year
July 1, 2019 - June 30, 2020**

The Connecticut Port Authority ("CPA") is a quasi-public agency, pursuant to Section 1-120(1) of the General Statutes of Connecticut ("C.G.S."), a body politic and corporate, constituting a public instrumentality and political subdivision of the State of Connecticut ("State" or "Connecticut") that is responsible for coordinating the development of the State's ports and harbors and maritime economy. See *generally* C.G.S. § 15-31b(a). The creation of the CPA represents a major commitment by the State to invest in its port infrastructure to create jobs and attract private investment to the State.

Pursuant to C.G.S. § 1-123(a), "[t]he board of directors of ... shall annually submit a report to the Governor and the Auditors of Public Accounts and two copies of such report to the Legislative Program Review and Investigations Committee. Such report shall include, but not be limited to, the following: (1) A list of all bond issues for the preceding fiscal year, including, for each such issue, the financial advisor and underwriters, whether the issue was competitive, negotiated or privately placed, and the issue's face value and net proceeds; (2) a list of all projects other than those pertaining to owner-occupied housing or student loans receiving financial assistance during the preceding fiscal year, including each project's purpose, location, and the amount of funds provided by the agency; (3) a list of all outside individuals and firms receiving in excess of five thousand dollars in the form of loans, grants or payments for services, except for individuals receiving loans for owner-occupied housing and education; (4) a balance sheet showing all revenues and expenditures; (5) the cumulative value of all bonds issued, the value of outstanding bonds, and the amount of the state's contingent liability; (6) the affirmative action policy statement, a description of the composition of the agency's work force by race, sex, and occupation and a description of the agency's affirmative action efforts; and (7) a description of planned activities for the current fiscal year."

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I. List of Bond Issues

SBC DAATE	PUBLIC ACT	ITEM/REQUEST NO.	AMOUNT
4/16/20	Public Act 20-1, Section 13(j)	5	\$30,000,000

Supplemental financing for redevelopment and upgrades to the State Pier in New London in accordance with the Harbor Development Agreement executed on February 11, 2020.

Full State Bond Commission (SBC) Item description included in Appendix A.

II. List of Projects Receiving Financial Assistance

Recipient	Project Location	Project Purpose	Program Details/Authority	Assistance Type	Amount
GZA Environmental, Inc	Pier 7 Fort Trumbull, New London	Infrastructure	Capital	Bond	\$106,565.50
AECOM	State Pier	Port Infrastructure	Capital	Bond	\$1,302,395.12

Descriptions included in Section VIII below.

III. List of Outside Individuals and Firms Receiving > \$5,000.00

BOND ACCOUNT - List of Outside Individuals and Firms Receiving > \$5,000.00

CPA Vendors	07/01/19 – 06/30/20	Type
Aecom	\$1,302,395.12	Engineer/Architect Services
State of CT - DEEP	\$23,614.24	Permits
GZA Environmental, Inc.	\$106,565.50	Engineer/Architect Services
Robinson & Cole LLP	\$507,281.46	Legal Services Pertaining to Bond Projects
Seabury	\$30,476.50	Consulting Services
Strategic Rail Finance	\$11,547.50	Railroad Advisory Services
The Connecticut Audubon Society	\$19,893.00	Piping Plover
Torrey Enterprises	\$19,200.00	Grant Research
Wiese	\$5,970.00	State Pier Central Wharf Demolition (final)
BOND	Total: \$2,026,943.32	

List of Outside Individuals and Firms Receiving > \$5,000.00

GENERAL OPERATIONS ACCOUNT

CPA Vendors	07/01/19 – 06/30/20	Type
Blum & Shapiro	\$29,960.00	Audit (FY19)
Chubb Insurance	\$7,570.00	Professional/Crime/Employment Insurance
City of New London – Finance Department	\$75,000.00	(FY20) Impact Fee
Comcast	\$5,136.18	Telephone/Internet
Creative Financial Staffing	\$50,224.64	Temporary Staffing
Dealy Mahler Strategies LLC	\$15,096.77	Marketing Consulting Services
First American Title Insurance	\$31,651.90	Title Insurance/Search (State Pier)
Gowrie Group	\$53,125.00	Property & Vehicle Insurance
Industrial Search Partners	\$43,250.00	Executive Director Search
Lewitz, Balosie, et al	\$7,192.50	Quickbooks restructure and training
Quinn & Harry	\$22,976.87	Consulting
Robinson & Cole LLP	\$414,591.68	Legal Services
Saybrook Junction, LLC	\$24,768.00	Office Rent
State of CT - OPM	\$68,832.02	Consulting Services
State of CT - Treasurer	\$13,000.00	Payroll
U.S. Dept of Commerce – NOAA	\$23,800.00	Operations & Maintenance L.I.S. bouys
Whitescarver, LLC	\$45,300.00	Consulting
GENERAL OPERATIONS	Total: \$931,475.56	

IV. Balance Sheet - Revenues and Expenditures

Please see Appendix B

V. Value of Bonds Issued, Outstanding, and State's Contingent Liability

Not applicable. Since its inception, the CPA has yet to issue bonds.

VI. Affirmative Action Policy Statement / Workforce Composition / Efforts

A. EQUAL EMPLOYMENT OPPORTUNITY AND AFFIRMATIVE ACTION POLICY*

It is the policy of the Port Authority to provide equal employment opportunities to all applicants and employees regardless of race, color, religious creed, sex, sexual orientation, gender identity or expression, marital status, age, national origin, ancestry, mental disability, intellectual disability, learning disability, physical disability, veteran status, or any other characteristic protected by federal, state, or local law. Employees who feel they have been treated less favorably on the basis of any protected characteristic should contact the Port Authority's Executive Director or the Chairperson of the Board of Directors immediately. Retaliation for making a complaint or otherwise participating in an investigation of potential violations of this policy is not tolerated.

It is also the policy of the Port Authority to take affirmative action to employ and to advance in employment, all persons regardless of race, color, religious creed, sex, sexual orientation, gender identity or expression, marital status, age, national origin, ancestry, mental disability, intellectual disability, learning disability, physical disability, veteran status, or any other characteristic protected by federal, state, or local law, and to base all employment decisions only on valid job requirements. This policy shall apply to all employment actions, including but not limited to recruitment, hiring, upgrading, promotion, transfer, demotion, layoff, recall, termination, rates of pay or other forms of compensation and selection for training, including apprenticeship, at all levels of employment.

Employees and applicants of the Port Authority will not be subject to harassment on the basis of race, color, religious creed, sex, sexual orientation, gender identity or expression, marital status, age, national origin, ancestry, mental disability, intellectual disability, learning disability, physical disability, veteran status, or any other characteristic protected by federal, state, or local law. Additionally, retaliation, including intimidation, threats, or coercion, because an employee or applicant has objected to discrimination, engaged or may engage in filing a complaint, assisted in a review, investigation, or hearing or have otherwise sought to obtain their legal rights under any federal, state, or local EEO law is prohibited. For information regarding the Port Authority's policy for addressing complaints of harassment, please refer to the Policy Against Sexual Harassment.

The Port Authority is committed to the principles of Affirmative Action and Equal Employment Opportunity. In order to ensure dissemination and implementation of Equal Employment Opportunity and Affirmative Action throughout the Port Authority, the Executive Director will be responsible for implementing, monitoring, and reporting on the overall EEO program. The Executive Director has been designated as the EEO Coordinator. In furtherance of the Port Authority's policy regarding Affirmative Action and Equal Employment Opportunity, the Port Authority has/will develop practices to ensure that its policy of nondiscrimination and affirmative action for women, minorities, individuals with disabilities, and protected veterans is accomplished.

*See note below in Section C

B. WORKFORCE COMPOSITION/ANALYSIS

Category/Job Type	Caucasian (Male)	Caucasian (Female)	Black/African-American (Male)	Black/African-American (Female)	Hispanic (Male)	Hispanic (Female)	Other (Male)	Other (Female)
Officials/Directors	1	0	0	0	0	0	0	0
Professionals	1	0	0	0	0	0	0	0
Administrative/Clerical	0	2	0	0	0	0	0	0
Intern/Educational	0	0	0	0	0	0	0	0
Other	1	1	0	0	0	0	0	0
TOTALS:	3	4	0	0	0	0	0	0

C. AFFIRMATIVE ACTION AND EQUAL EMPLOYMENT OPPORTUNITY EFFORTS JULY 1, 2019 - JUNE 30, 2020

The Port Authority is committed to the principles of Affirmative Action and Equal Employment Opportunity. In order to ensure dissemination and implementation of Equal Employment Opportunity and Affirmative Action throughout the Port Authority, the Executive Director will be responsible for implementing, monitoring, and reporting on the overall EEO program. The Executive Director has been designated as the EEO Coordinator. In furtherance of the Port Authority's policy regarding Affirmative Action and Equal Employment Opportunity, the Port Authority has/will develop practices to ensure that its policy of nondiscrimination and affirmative action for women, minorities, individuals with disabilities, and protected veterans is accomplished.

NOTE: The Authority was without an Executive Director for the period of July 12, 2019 through June 30, 2020. No full-time staff hires were made during that timeframe.

The State of Connecticut Auditors of Public Accounts report for fiscal years ended in June 30, 2018 and 2019 found that the Authority did not post the notice to adopt its board-approved Equal Employment Opportunity and Affirmative Action Plan in the Connecticut Law Journal. Additionally, the report found that the Authority did not develop procedures to ensure that it accomplishes the policy's objectives, as required by its plan.

The Authority is working to revise its Equal Employment Opportunity and Affirmative Action Plan. The revised plan was posted in the Connecticut Law Journal for public comment on November 3, 2020, and will be considered for approval by the Authority Board of Directors at its December 2020 Regular Meeting.

VII. Planned Activities for the Current Fiscal Year (July 1, 2020 – June 30, 2021)

Pier No. 7 Fort Trumbull State Park – New London

The Authority engaged GZA to conduct consulting engineering design solutions for repairs and modifications to the structure of Pier 7 located within the Fort Trumbull State Park. Pier 7 was constructed in 1965 by the U.S. Navy and is now owned and operated by the State of Connecticut. To advance the growth of the State's maritime economy, the ultimate objectives are to improve the efficiency of current operations, provide services to support the US Coast Guard and Navy vessels, accommodate the cruise ship industry and attract new users.

The construction may include all, some or a variation of the following elements, subject to the availability of adequate funding:

Repairs and Improvements to the existing structure for the approach pier including piles, concrete pile jackets, decking, curbing, fender systems, mooring hardware, lighting, fire protection services and updated utilities.

The final deliverables will be a completed set of construction documents suitable for public bidding, all applications and documentation necessary to obtain regulatory approvals.

State Pier Infrastructure Improvements – New London

It is the goal of the Connecticut Port Authority to make generational improvements to the State Pier in New London that will accommodate the needs of the offshore wind industry in the Northeast, as well as its future needs as a general cargo facility, accommodating a wide variety of cargos. The proposed State Pier infrastructure improvements are being designed to address previously identified facility shortcomings, to enhance the conditions on the site, and to enhance the State Pier facility to accommodate future shipping opportunities for the State of Connecticut.

The project includes onshore site work and in-water activities in the Thames River. The proposed work is separated into demolition/removal activities and construction installation/improvement activities. The project will be completed in two phases, generally moving from the upland areas to in-water work.

Phase-1 work will include, demolition of buildings, excavations, and grading. The site will be levelled and graded with compacted gravel to accommodate cargo uses. Included in phase-1 work are select in-water activities, including derelict structure removal.

Phase-2 work will include in-water and over-water improvements such as dredging, fill placement and marine structure construction for creation of a new central wharf area and heavy lift pad.

AECOM Technical Services has been providing support services to prepare and manage the submission of the Joint Permit Application to US Army Corps of Engineer and CT Department of Energy and Environmental Protection for the project.

In addition to the permitting for the project AECOM tasks include, contract documents and bid support services, engineering review services, engineering services utility survey and mapping, oversight of the CV Pier industrial stormwater general permit, concept study for enhanced berths for commercial fishing in New London, FEMA conditional letter of map revision, and phase 1b archeological investigations for the project.

Appendix A

PUBLIC ACT #1, 2020
SECTION 12-19

ITEM NO. 5

CONNECTICUT PORT AUTHORITY

GRANTS-IN-AID FOR IMPROVEMENTS TO DEEP WATER PORTS, INCLUDING DREDGING.

REQUESTED: An Allocation and Bond Authorization (to agency) \$30,000,000

FROM: Sec. 13(j) Acct. No. 12052-CPA47300-43509

Total Earmarking	\$65,000,000
Previous Allocations	-0-
Balance Unallocated	<u>\$65,000,000</u>

REASON FOR REQUEST:

These funds are requested to provide supplemental financing for redevelopment and upgrades to the State Pier in New London in accordance with the Harbor Development Agreement.

This public-private partnership between the Port Authority, North East Offshore, LLC and Gateway New London, LLC will create a modern, heavy lift port and, along with other upgrades, will meet offshore wind industry requirements.

Financing:

Total Estimated Project Cost	\$157,000,000
Less: Previous State Funds	25,500,000
Future Funds	29,000,000
Deep Water Wind Funds	22,500,000
Northeast Offshore Funds	<u>50,000,000</u>
Total, This Request	<u>\$ 30,000,000</u>

Appendix B

10:20 AM
08/06/20
Accrual Basis

CT Port Authority - Gen Op
Balance Sheet
As of June 30, 2020

	Jun 30, 20
ASSETS	
Current Assets	
Checking/Savings	
10100 - ESB - CHKG - 6805	2,420,027.04
10200 - ESB - CHKG - BOND - 0987	751,311.41
Total Checking/Savings	3,171,338.45
Other Current Assets	
12500 - New London State Pier Escrow	78,000,000.00
12000 - DOT/ CORE Fund Balance	6,730.26
12200 - DUE FROM STATE - BOND FUNDS	20,844.51
Total Other Current Assets	78,027,574.77
Total Current Assets	81,198,913.22
Fixed Assets	
13900 - Construction In Progress	3,074,887.33
13000 - Furniture & Fixtures	67,814.84
13200 - Vehicles	28,326.40
14000 - Accumulated Depreciation	-19,717.93
Total Fixed Assets	3,151,310.64
Other Assets	
15000 - Security Deposit	1,133.33
Total Other Assets	1,133.33
TOTAL ASSETS	84,351,357.19
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 - Accounts Payable	630,452.23
Total Accounts Payable	630,452.23
Other Current Liabilities	
20100 - Accrued Salaries Payable	10,624.88
20200 - Accrued Payroll Taxes	730.28
20300 - Accrued Compensated Absences	7,953.56
20400 - Accrued Fringe Benefits	8,629.38
Total Other Current Liabilities	27,938.10
Total Current Liabilities	658,390.33
Total Liabilities	658,390.33
Equity	
32000 - Retained Earnings	2,845,880.74
Net Income	80,847,086.12
Total Equity	83,692,966.86
TOTAL LIABILITIES & EQUITY	84,351,357.19