



SPECIAL MEETING OF THE
CONNECTICUT PORT AUTHORITY
BOARD OF DIRECTORS

Tuesday June 29, 2021 (12:00 P.M.)

Location:

In response to concerns regarding the spread of coronavirus disease (COVID-19), and in the interest of the safety and well-being of participants, this meeting will be held remotely by conference call.

**Please Note: In addition to the minutes below, an audio recording of this meeting can be found on the Authority's website at <https://ctportauthority.com/governance/>*

Board Attendance

Chair David Kooris; Vice-Chair Don Frost; John Flores; Brian Thompson; Grant Westerson; Dave Pohorylo; Parker Wise; John Johnson; Jeff Beckham; Mark Rolfe; Gregg Scully; Judi Sheiffele; Alexandra Daum; Tom Patton

CPA Staff: John Henshaw; Joe Salvatore; Jim Peterson

Minutes

1. Call to Order

Chair Kooris called meeting to order at 12:02 pm

2. Public Comment

3. Consideration and approval of a resolution authorizing the Executive Director to enter into a Second Amendment to that certain Harbor Development Agreement by and among North East Offshore LLC, Gateway New London LLC and the Connecticut Port Authority.

RESOLVED, that the Executive Director be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority (the "Authority"), to negotiate and enter into a Second Amendment to the Harbor Development Agreement (the "Agreement") by and among the Authority, Gateway New London LLC, and Northeast Offshore LLC in substantially the form attached hereto as the Exhibit to Agenda Item #3, and to take such reasonable and necessary actions and negotiate, execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

Chair Kooris outlined the content of the Second Amendment.

Moved by John Johnson and Seconded by Grant Westerson.

Alexandra Daum noted that the terms of the amendment appear positive to the CPA. She asked whether CPA had to make any concessions to reach the terms. Chair Kooris stated that progress on the project gave confidence to the partners at Eversource and Orsted. CPA was able to benefit from having limited that risk.

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Mark Rolfe asked for an explanation of the Force Majeure revisions. Chair Kooris explained that the changes were to better align the HDA terms with the subsequent contract with the Construction Manager and due to COVID-19.

Tom Patton asked about the condition of funds withdrawal. Chair Kooris clarified that such a withdrawal would not include any funds for work completed by the withdrawal date, nor costs associated with demobilizing.

John Flores asked why COVID-19 was added to Force Majeure. Chair Kooris explained that, while COVID-19 is not the source of any delays, the revisions are meant to mirror the Construction Manager contract which was issued at a later date. He added that such entitlements benefit CPA, so that coverage is beneficial to mirror in both the HDA and Construction Manager agreement.

All voted in favor, with Brian Thompson Abstaining.

4. Consideration and approval of a resolution authorizing the Executive Director to negotiate and enter into agreements with various contractors in connection with construction activities at the State Pier, in an aggregate amount not-to-exceed \$28,905,936.75.

John Henshaw outlined the work packages. Chair Kooris further clarified which packages were new authorizations and which were actions relating to options connected with prior authorizations.

RESOLVED, that the Executive Director be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority (the "Authority"), to negotiate and enter into agreements in connection with construction activities at the State Pier, in the not-to-exceed amounts, for the services, and with the contractors set forth below, all as further described in the Exhibits to Agenda Item #4:

For CPA Board Meeting - Jun 29, 2021

No.	Contract	Company	Location	CMR Amendment (Value \$)
1	On-Site Medical Services	First Care Connecticut LLC	New Hyde Park, NY	\$402,251.75
2	Rebar Furnish & Install	Alvarez Industries LLC	Orange, CT	\$7,171,545.00
3	Electrical	Kiewit Infrastructure Co.	Woodcliff Lake, NJ	\$6,642,140.00
4	Site Civil & Drainage	Kiewit Infrastructure Co.	Woodcliff Lake, NJ	\$14,690,000.00
Total (this Board meeting)				\$28,905,936.75
Total GMP Amount To-Date				\$134,089,755.50

and be it further resolved that the Executive Director be and hereby is authorized, empowered and directed, for and on behalf of the Authority, to take such reasonable and necessary actions and negotiate, execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

Moved by John Johnson and Seconded by Grant Westerson.

John Johnson asked whether the medical services package included overtime. John Henshaw noted that the initial contract included only standard business hours. Marlin Peterson (AECOM) explained that there was an allowance included for an hourly rate if they do move to overtime.

Mark Rolfe asked whether any of the work in these packages is dependent on to-be-issued CTDEEP/USACE permits. Marlin Peterson stated that of the work in this tranche of packages only a portion of the rebar would be influenced by the permits.

Mark Rolfe asked whether any impact costs are anticipated due to the permit issue date. Marlin stated that pricing submitted must be held for 90 days and options have dates of August 1 or September 1. If permits achieved by that time, then no impact on escalation.

All voted in favor with Brian Thompson Abstaining.

5. Adjournment

John Johnson Moved to Adjourn and Gregg Scully Seconded. Motion was approved unanimously. Meeting was adjourned at 12:35 pm.