



SPECIAL MEETING OF THE
CONNECTICUT PORT AUTHORITY
BOARD OF DIRECTORS

Tuesday August 10, 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; Brian Thompson; Grant Westerson; Parker Wise; John Johnson (joined call at 12:24pm); Mark Rolfe (left call at 12:30pm); Gregg Scully; Alexandra Daum; Tom Patton; Dave Pohorylo; Judi Sheiffele; Jeff Beckham; Felix Reyes

Absent: John Flores

CPA Staff: John Henshaw; Joe Salvatore; James Peterson (OPM)

MINUTES

1. Call to Order

Chair Kooris called the meeting to order at 12:02pm

2. Public Comment

3. 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 \$1,888,271.53.

Before moving to the item, Chair Kooris repeated what he said at the last meeting: The Authority is not responsible for utility costs at State Pier during the operation of the facility after construction.

The Concession Agreement [between the Authority and terminal operator Gateway New London LLC ("Gateway")] notes that Gateway is responsible for all utilities at the facility. The Harbor Development Agreement [between the Authority, Gateway New London LLC and Orsted/Eversource] includes a Sublease [between Gateway New London LLC and Orsted/Eversource]. Each of those documents informs the other.

Sublease Section 7.3 states that Gateway "...shall pay or shall cause to be paid all costs and expenses for the following utilities used or consumed at the Site: water, sewer, electric, oil and gas."

Motion by Grant Westerson, seconded by Parker Wise.

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 #3:

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No.	Contract	Company	Location	CMR Amendment (Value)
1	Drilled Shafts (for High Mast Lights)	Kiewit Infrastructure Co.	Woodcliff Lake, NJ	\$633,127.70
2	Asphalt Paving	Waters Construction Co., Inc.	Bridgeport, CT	\$201,117.40
3	Trackwork	RailWorks Track Services, Inc.	Westfield, MA	\$240,426.43
4	Site Finishes	Loureiro Contractors, Inc.	Plainville, CT	\$813,600.00
	Total (this Board meeting)			\$1,888,271.53
	Total GMP Amount To-Date			\$167,938,723.74

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.

John Henshaw outlined the work packages. Felix Reyes requested a budget vs actual breakdown to better understand the overall project costs relative to each work package line item. Tom Patton expressed interest in the same.

So voted.

- 4. Consideration and approval of a resolution authorizing the Executive Director to enter into a Services Agreement with Independent Materials Testing Labs (IMTL) Inc. for Testing and Inspection Services relating to the State Pier Infrastructure Improvements Project in an aggregate amount not-to-exceed \$488,109.00.**

Motion by John Johnson, seconded by Grant Westerson.

RESOLVED, that the Executive Director be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority, to enter into a Services Agreement with Independent Materials Testing Labs (IMTL) Inc. of New Haven, Connecticut, for Testing and Inspection Services relating to the State Pier Infrastructure Improvements Project in an aggregate amount not-to-exceed \$488,109.00, in the form attached hereto as the Exhibit to Agenda Item #4, and to take such reasonable and necessary actions to execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

John Henshaw outlined the agreement and explained that it is in-line with the budget line item for this work, which was budgeted at \$500,000.

So voted (Mark Rolfe left the call prior to the vote).

5. Consideration and approval of a resolution authorizing the Executive Director to enter into a Memorandum of Agreement by and between the Authority, U.S. Army Corps of Engineers and the State Historic Preservation Office relating to the State Pier Infrastructure Improvements Project.

Motion by Brian Thompson, seconded by Judi Sheiffele.

RESOLVED, that the Executive Director be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority, to enter into a Memorandum of Agreement by and between the Authority, U.S. Army Corps of Engineers and the State Historic Preservation Office relating to the State Pier Infrastructure Improvements Project, in the form attached hereto as the Exhibit to Agenda Item #5, and to take such reasonable and necessary actions to execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

John Henshaw outlined the agreement and summarized the stipulations included in the agreement in order to take into account the effects of the undertaking on historic properties. The stipulations are:

- “1. CPA will record and document the CVRR Pier to Connecticut state-level standards, consisting of narrative text, photographs (including negatives or electronic media), a photographic index, and a photographic site plan. Photographs of the pier will be taken prior to construction to document preexisting conditions, and will be taken during noteworthy periods of construction, such as when the pier substructure is exposed. The submitted documentation will be archivally stable. The documentation will be submitted to SHPO for review and approval. Two hard copies of the documentation will be provided to SHPO: one copy for permanent archiving and one for the SHPO staff reference library.
2. CPA shall tender the amount of \$100,000 to the Ledge Light Foundation (Foundation), a non-profit 501c3 registered in the State of Connecticut. Bruce F. Buckley, President of the Foundation, will act as its agent. This sum shall be used for property repairs related to the Boarding Platform (or Apron), masonry repointing, repair/replacement of glass in the lantern room, and painting. These projects must be submitted to SHPO for review prior to procurement. None of this money should be used for administrative purposes.
3. CPA will prepare a popular booklet that discusses the history of the CVRR Pier and its role in the development of New London. The design and wording of the pamphlet will be submitted to the SHPO for review and approval. CPA is responsible for producing the content and design of the booklet and generating a print-ready version; SHPO will fund the printing. Hard copies of the pamphlet will be distributed to local historic societies and libraries.
4. CPA will prepare an interactive parallax website that will digitally illustrate the history and timeline of the CVRR Pier. The parallax website is a motion graphic interface that allow users to scroll through a timeline. Various contexts and themes associated with the history of the CVRR Pier will be illustrated with the historic photos and images. The parallax website will be a subdomain on the Project website.
5. If necessitated by the Project, CPA will develop a historic materials treatment plan for

the removal, dismantling, storing, repair, and reconstruction of the granite block bulkhead walls and associated historic materials. The need for the treatment plan will be precipitated on whether or not drainage outfalls or other Project work will be needed along the west wall of the pier. The treatment plan will be submitted to SHPO for review and approval.”

John Johnson asked when the CVRR Pier was added to the State Register of Historic Places, as it did not have such a distinction in 2002 when he assisted the state with the acquisition of the property. Joseph Salvatore confirmed it was added around 2005.

So voted.

6. Adjournment

Motion to adjourn made by John Johnson, seconded by Gregg Scully. Meeting adjourned at 12:47pm.