



REGULAR MEETING OF THE
CONNECTICUT PORT AUTHORITY
BOARD OF DIRECTORS

Tuesday, October 18, 2022
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; Alexandra Daum; John Flores; Brian Thompson; Carlo Leone; Paul Hinsch; Tom Gill; Felix Reyes; John Johnson (left call at 1:01pm); Larry McHugh; Tom Patton; Dave Pohorylo; Grant Westerson

Absent: Mayor Justin Elicker; Judi Sheiffele; Parker Wise

CPA Staff/Other: Ulysses Hammond; Andrew Lavigne; Veronica Calvert; Joseph Salvatore; Marlin Peterson (AECOM)

Minutes

1. Call to Order

Chair Kooris called the meeting to order at 12:03pm.

2. Approval of minutes of August 16, 2022 Regular Meeting

Motion by John Johnson, seconded by Grant Westerson. So VOTED, with abstention by Tom Patton.

3. Public Comment

(Begins at 00:03:05 of the audio recording)

4. Executive Director's Update

(Begins at 00:08:45 of the audio recording)

Ulysses Hammond provided an update regarding: the September Eastern Long Island Sound dredged material disposal site decision; state government reporting; financial management; Pier 7 at Fort Trumbull; Small Harbor Improvements Project Round 3; Connecticut State Dredging Team; National Oceanic and Atmospheric Administration and Department of Energy and Environmental

Protection coastal projects meeting; pilot administrative hearing report; State Pier contractual benefit analysis; and community education/engagement and state partner coordination.

5. Finance Committee Update

(Begins at 00:49:00 of the audio recording)

Chair Kooris provided a recap of the morning's committee meeting.

(a) Consideration and approval of a resolution authorizing Fiscal Year 2022 budget revisions

RESOLVED, that in accordance with Section IV of the Authority's Operating Procedures, in order to prevent any line item of the Authority's Annual Operating Budget from containing, or being projected to contain a deficit, the Board hereby accepts and the following modifications to the Fiscal Year 2022 budget, as recommended by the Finance Committee at its October 18, 2022 regular meeting:

That in order to prevent budgetary overdrafts the Connecticut Port Authority Finance Committee hereby recommends to the Board of the Connecticut Port Authority the transfer of appropriation

From the following accounts:

<u>Account Number and Description</u>	<u>Amount</u>
51300 - Communications/Outreach/Sponsor	\$ 45,700
51550 - Operations & Maintenance	\$ 4,908
51600 - Legal Services Internal Matters	\$ 60,254
51601 - Legal Services Project/Bond/Core/Permit	\$ 35,284
51770 - Marketing/Business Development Other	\$ 55,338
52601 - Water, Sewer, Fire, Stormwater NL State Pier	\$ 17,696
Total	\$ 219,180

To the following accounts:

<u>Account Number and Description</u>	<u>Amount</u>
50100 - Salaries	\$ 7,517
50200 - Payroll Taxes	\$ 9,690
50300 - Fringe Benefits	\$ 8,921
51400 - Contractual Services	\$ 14,124
51602 - Legal Services External Matters	\$ 171,275
51730 - Mileage Reimb.	\$ 548
52250 - Office Supplies	\$ 2,038
52550 - Telephone/Internet	\$ 3,166
53000 - Depreciation Expense	\$ 1,901
Total	\$ 219,180

resulting in a modified Annual Operating Budget for Fiscal Year 2022 with a net surplus of \$388,507.00

Motion by John Johnson, seconded by John Flores. So VOTED.

6. Consideration and approval of a resolution authorizing the Executive Director to enter into an amendment to that certain Memorandum of Understanding (MOU) between the Authority

and the Office of Policy and Management (OPM) to extend the end date to December 31, 2022.

(Begins at 00:55:15 of the audio recording)

Chair Kooris noted that the MOU with OPM has been extended multiple times, most recently to onboard the finance director. Their support continues for the audit. We are cautiously optimistic that this may be the last extension.

RESOLVED, that the Executive Director is authorized, empowered and directed, for and on behalf of the Authority, to execute and deliver an Amendment to that certain Memorandum of Understanding (the "MOU"), with an effective date of September 6, 2019, by and between the Authority and the Office of Policy and Management, as amended, to further extend the end date of the MOU to December 31, 2022, as described in the form attached hereto as the Exhibit to Agenda Item #6 and to take such reasonable and necessary actions as are reasonably required in furtherance thereof.

Motion by Grant Westerson, seconded by Tom Patton. So VOTED.

John Johnson left the call before the vote took place. Alexandra Daum left the call after the vote took place.

7. State Pier Infrastructure Improvements Project Update

(Begins at 01:03:14 of the audio recording)

Ulysses Hammond provided a construction activity update, covering each of the major work fronts including: the Uplands; Northeast Bulkhead and adjacent Heavy Lift Platform; Central Wharf & South Wall; Dredging; and State Pier combi-wall and adjacent Heavy Lift Platform (the StatePier's combi-wall is effectively an underwater retaining or foundation wall, which is also known as the Toe Wall).

(Begins at 00:57:40 of the audio recording) Marlin Peterson (construction administrator AECOM) provided an overview of Amendment No. 08 and Change Order No. 06 items to be incorporated into the construction manager at-risk (CMR) contract and therefore into the construction works. The total cost of Change Order No. 06 is \$7,471,779.

The CMR's Early Work Guaranteed Maximum Price Total To-Date, inclusive of Amendment No. 01 through No. 08, is revised to an amount of Two Hundred Twenty Five Million Three Hundred Ninety Seven Thousand One Hundred Forty-Six Dollars and Seventy-Six Cents (\$225,397,146.76).

To address differing site conditions and late delivery of select electrical equipment, additional Substantial Completion dates are proposed

(Begins at 01:14:00 of the audio recording) Chair Kooris noted that the action proposed does not increase the overall budget of the project from \$255.5 million. The \$7.4 million proposed is comprised of three sources: about \$2.4 million of modest contingency funding; soft cost budget savings as a result of actuals lower than budgeted; and \$3.7 million from escrow funding for the New England Central Railroad lease. The proposal includes using contingency, soft cost tightening funds , and shifting the last five years of lease payments to the Authority's operating expenses, to free up capital necessary to execute this agreement without any additional state dollars.

(Begins at 01:21:00 of the audio recording) David Kooris and Marlin Peterson responds to board questions.

- a) **Consideration and approval of a resolution authorizing the Executive Director to negotiate and enter into an eighth Amendment to that certain Construction Manager-at-Risk Agreement with Kiewit Infrastructure Co.**

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, execute and enter into an Eighth Amendment to that certain Construction Manager-at-Risk Early Work Guaranteed Maximum Price Agreement with Kiewit Infrastructure Co., in connection with construction activities at the State Pier, for the services and amounts as substantially described in the Exhibits to Agenda Item #7a, and to take such reasonable and necessary actions, that the Executive Director deems to be in the best interests of the Authority, to execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

Motion by Grant Westerson, seconded by Paul Hinsch. So VOTED.

8. Connecticut Pilot Commission (CPC) Update

(Begins at 01:35:48 of the audio recording)

(a) CPC recommendation to increase pilotage rates for 2023 through 2027

Ulysses Hammond and Joseph Salvatore provided an update of the CPC's recommended pilotage rate increase proposal and process.

9. Consideration and approval of a resolution authorizing the Executive Director to negotiate and enter into a Memorandum of Agreement with the Army Corps of Engineers for the New Haven Harbor Improvement Federal Navigation Project Design Phase.

Motion to table the item made by Grant Westerson, seconded by Tom Gill. So VOTED.

10. Old Business

(a) Future Meeting Format

Chair Kooris noted that challenges prevented an in-person meeting this month. Our hope is to have the next two in-person meetings in Bridgeport and New Haven to allow those communities to provide updates in those port communities. We remain committed to returning to in-person meetings in short order.

Chair Kooris stated that the Human Resources meeting scheduled for September was canceled and we are working on scheduling a meeting before mid-November.

Chair Kooris reported to the board highlights of the recent trip to Denmark, which he represented the Authority, joining representatives from Orsted, Eversource, Gateway and AdvanceCT (the private economic development arm of the state). The meetings were very impactful. The trip included a tour of a comparable wind installation hub, where the group was able to witness tower sections being assembled, a wind turbine installation vessel at port, movement of components across the facility. The trip was informative and will help facilitate smooth operations of our facility once it is up and running next year. The ultimate final cost (initially estimated around \$4,000 per person), was \$1,508 (including ground transportation, flights, hotels, and meals) from the Authority budget. Chair Kooris noted that he plans to share photos from the trip with the board at the next meeting.

11. New Business

None.

12. Adjournment

Motion to adjourn made by Grant Westerson, seconded by Tom Patton. Meeting adjourned at 1:51pm.