



NOTICE OF
REGULAR MEETING OF
CONNECTICUT PORT AUTHORITY
BOARD OF DIRECTORS

Tuesday, June 18, 2024
12:00 pm

**Location: Margaret Morton Government Center
First Floor Conference Room C
999 Broad Street, Bridgeport, CT 06604**

Zoom link was provided for those unable to attend in-person

**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; Dave Pohorylo; Gaffney Feskoe; Felix Reyes; Tom Gill; Grant Westerson; Brian Thompson; Doug Dalena; John Johnson; Paul Hinsch; Tom Patton; Paul Whitescarver

Absent: Paul O. Robertson; Chuck Roman; Mayor Justin Elicker

CPA Staff/Other: Mayor Joe Ganim (City of Bridgeport); Gina Malheiro (Bridgeport Port Authority); Anthony Pauletto (Bridgeport Port Authority); Justin Ballotte (Bridgeport & Port Jefferson Steamboat Company); Martin Masterson (McAllister Towing); Harry Boardsen (Bridgeport Boatworks); Sally Kruse (New Haven Port Authority); Marlin Peterson (AECOM); Ulysses Hammond; Fayola Haynes; Eric Dussault; Jill Dowling-Moreno

DRAFT MINUTES

1. Call to Order

Chair Kooris called the meeting to order at 12:01pm.

2. Approval of minutes of the February 20, 2024 Regular Meeting of the Board of Directors, and the minutes of the March 14, 2024, March 19, 2024 and May 21, 2024 Special Meetings of the Board of Directors.

Chair Kooris noted one motion for approval of all of the listed minutes.

Motion by Grant Westerson, seconded by Felix Reyes. So, VOTED with NO opposed and abstentions by Tom Gill, Dave Pohorylo, Tom Patton and Paul Whitescarver.

3. Public Comment

None

4. Finance Committee Report

(Begins at 3:27 of the audio recording)

Chair Kooris provided a brief update from today's Finance Committee Meeting at 10am. He noted that the fiscal position of the Authority is strong, and that last fiscal year ended in a slight deficit. However, now that State Pier has moved from construction to operations, the CPA is now projecting a significant surplus as planned.

Chair Kooris noted there were two action items that came out of the Finance Committee meeting: a recommendation for approval of the FY 2025 Budget; and a COLA increase that he will hold for discussion after the HR Committee report, since that item came out of both the Finance and HR Committee meetings.

(Begins at 6:17 of the audio recording)

(a) Consideration and approval of a resolution authorizing and adopting the Fiscal Year 2025 Budget

RESOLVED, that, in accordance with Article I, Section 5 of the Connecticut Port Authority (the "Authority") By-Laws and Section IV of the Authority's Operating Procedures, the Authority hereby approves the Fiscal Year 2025 Annual Operating Budget and Plan of Operation as recommended by the Finance Committee at its meeting of June 18, 2024 and as defined and attached hereto as the Exhibit to Agenda Item #4a.

There was discussion regarding the Proposed Budget for FY 2025, with a focus on Marketing. Discussion included suggestions to increase the marketing budget. It was noted that with a projected surplus and once a new Executive Director is hired that budget modifications can be made.

Motion by John Johnson, seconded by Gaffney Feskoe. So, VOTED with NO opposed and NO abstentions.

5. Human Resources Committee Report

(Begins at 18:50 of the audio recording)

HR Committee Co-Chair Brian Thompson provided an update from the Special HR Committee Meeting that was held on June 12th. He noted that Ulysses Hammond has served as Interim Executive Director of the Authority for over two (2) years and that the Committee decided to move the Board forward with the hiring of a permanent Executive Director. They have drafted a job posting and plan to engage a Maritime search firm to assist with the recruitment, similar to the recent search that was successfully completed for the Maritime Development Manager position. Chair Kooris added that the Executive Director recruitment was discussed a while back, but held off due to proposed legislation that did not end up moving forward during this last legislative session.

Brian Thompson provided an overview of the Committee's discussion regarding a COLA for the Interim Director. He noted that the recommendation from the HR Committee to the Finance Committee was for a COLA increase of 5% for the Interim Executive Director. Chair Kooris clarified it would be retroactive to the Interim Director's one-year anniversary date as approved by the Finance Committee.

Motion to take up this item made by Grant Westerson, seconded by Felix Reyes. So, VOTED with NO opposed and NO abstentions.

Motion to approve a 5% COLA for the Interim Executive Director retroactive to April 2023, the Interim Director's one-year anniversary date. Motion by Grant Westerson, seconded by Tom Patton. So, VOTED with NO opposed and NO abstentions.

6. Executive Director's Report

(Begins at 25:20 of the audio recording)

Ulysses Hammond thanked the City of Bridgeport and staff, and the Bridgeport Port Authority, especially Gina Malheiro and Tom Gill for the outstanding meeting accommodations. He introduced the Authority's new Maritime Development Manager, Eric Dussault, who comes to the Authority with over 20 years of maritime experience and service in the U.S. Coast Guard. Ulysses Hammond noted that Eric Dussault will be assisting the Authority in maritime infrastructure and economic development with a primary focus on Small Harbors. He thanked the Selection Committee who assisted with the recruitment, John Johnson, Brian Thompson, Dave Pohorylo and Fayola Haynes.

Ulysses Hammond noted that the EPA Clean Ports NLSP Grant Application was submitted in May. He continued with providing updates on items including Financial Management; New Haven Harbor Navigation Improvement Project; Fort Trumbull Pier 7 Project; SHIPP Round 3 where all nine awards have been fully executed; SHIPP Round 4- applications due July 1, 2024; Statewide Dredging Study Questionnaire due July 31, 2024; Connecticut Pilot Commission; and a recap of recent Educational/Outreach Opportunities and Site Visits. He noted that he participated as a panelist at the Reuters Offshore Wind conference in Boston yesterday.

There was further discussion regarding the Fort Trumbull Pier 7 Project, and regarding the Small Harbor Improvement Projects Program (SHIPP) in relation to the new legislation, Public Act No. 24-48, a copy of which was provided to the Board.

7. Deepwater Ports Update

(Begins at 43:48 of the audio recording)

(a) Bridgeport

i. Presentations by Tom Gill and Gina Malheiro (City of Bridgeport), Harry Boardsen (Bridgeport Boatworks) and Fred Hall (Bridgeport & Port Jefferson Steamboat Company)

- Gina Malheiro, Executive Director of the Bridgeport Port Authority provided introductions including a video from the City of Bridgeport depicting current projects and the waterfront. She introduced Tom Gill, Director of Bridgeport's Office of Planning & Economic Development and Bridgeport Port Authority Board Member. She also acknowledged Anthony Paoletto, a Commissioner of the Bridgeport Port Authority in attendance.
- Tom Gill provided an overview of the activity and development in Bridgeport's Harbor and Port area, including Steelpointe Harbor. He introduced representatives in attendance from Bridgeport Boatworks and Bridgeport & Port Jefferson Ferry.
- Harry Boardsen provided an overview of Bridgeport Boatworks as an update to his presentation at the February Board meeting. He noted that they are a growing shipyard servicing retail, commercial and industrial markets. He noted that in partnership with the Bridgeport Port Authority, they submitted a federal grant application and were awarded a \$10.5M MARAD grant to continue the upfit improvement of their facility, and are currently doing environmental assessments and hoping to finalize the

award next year. He provided additional information regarding labor force, tenants, lifts and Bridgeport Harbor Marina.

- Justin Ballotte, Operations Manager at Bridgeport & Port Jefferson Steamboat Company and Martin Masterson, Project Manager at McAllister Towing provided a presentation that included updates since their presentation at the December Board Meeting. Justin Ballotte provided high-level updates on the Ferry Terminal at Water Street and the reconstruction project that is underway, and lease area expansion. He noted that they are expecting a fourth ferry to come into rotation in the Fall. Martin Masterson provided updates regarding the project at the Barnum Landing site including the remediation and reconstruction completed as of December 2023. He provided updates regarding the Ferry Berth and Federal Navigation Project de-authorization, and where they are currently in the process. They hosted a navigation risk assessment in April. They are seeking formal letters of support from the Bridgeport Port Authority and Connecticut Port Authority. He noted he would provide renderings for reference. Justin Ballotte provided additional background information on the Bridgeport & Port Jefferson Ferry.
- Gina Malheiro provided an overview of one of the projects that the Bridgeport Port Authority is currently working on, which is construction of a high-speed ferry terminal on Water Street, with construction anticipated for completion in late fall.
- Mayor Joe Ganim gave welcoming remarks and thanked the Board for coming to Bridgeport. He highlighted some of the projects happening in Bridgeport and with the Bridgeport Port Authority including the reclaiming of waterfront sites.
- Chair Kooris thanked Mayor Ganim for hosting today's meetings in Bridgeport along with Tom Gill and Gina Malheiro, and for providing updates on the exciting projects taking place in Bridgeport.

(b) New London

(Begins at 1:22:05 of the audio recording)

i. State Pier Project Update

- Ulysses Hammond provided the State Pier Infrastructure Improvements Projects update and noted that Marlin Peterson, Construction Administrator from AECOM was attending virtually. He noted that the Project continues to transition from construction to operations, and turned over 100% of acreage to terminal operator Gateway. The CPA is working with partners Eversource and Orsted on the second offshore wind project, Revolution Wind, which will provide power to CT and RI, and that towers and blades have been delivered and are being assembled. He noted that from a work-in-place perspective, 99% of the value of the infrastructure improvements have achieved completion and that completion of the handful of punch list items is anticipated by the end of the month. He noted that the Project is in the testing and verification phase for closeout of the project. Moving forward, he noted that the CPA is looking at ways to make long-term improvements to the Pier, including emission reducing ship-to-shore capability and an expansion joint improvement.

Felix Reyes asked about responsibility for maintenance of the property now that the Infrastructure Improvements have been made. Ulysses Hammond noted that it is primarily Gateway's responsibility to maintain the property, in partnership with the Authority.

Ulysses Hammond suggested having an observation point where education and briefings can take place at State Pier. Chair Kooris added the suggestion for an informational kiosk at the site that would provide background and information regarding the project.

John Johnson inquired about the Charybdis vessel. Chair Kooris noted that Dominion's Charybdis vessel is not yet completed, and Orsted is currently implementing projects and needed to find alternatives for the delivery of its projects.

Felix Reyes mentioned the needs for dredging in New London Harbor.

Ulysses Hammond introduced a video by the Connecticut Wind Collaborative of the South Fork Wind tour that he and some Authority staff and Board members attended. He thanked Board Chair David Kooris for his leadership throughout the years in making such a moment even possible.

(c) New Haven

(Begins at 1:37:50 of the audio recording)

Sally Kruse, Executive Director of the New Haven Port Authority provided a brief update which included that they are nearing the end of the selection for their Master Plan and requested that this item be included on the Authority's August meeting agenda. They partnered with Gateway on a PIDP Grant for rail infrastructure and did a statutory partnership agreement on Gateway's grant application for the EPA's Clean Ports Program Zero-Emission funding opportunity. They are also closing in on license agreements for the DOT purchased properties. She thanked the Authority for managing the grant.

8. Small Harbor Improvement Projects Program (SHIPP) Update

See Substitute House Bill No. 5189, Public Act No. 24-48 attached

(Begins at 1:39:31 of the audio recording)

Chair Kooris noted that this item was covered under the SHIPP discussion earlier in the meeting.

9. Old Business

None

10. New Business

None

11. Adjournment

(Begins at 1:40:00 of the audio recording)

Motion by Felix Reyes, seconded by John Johnson. Meeting adjourned at 1:41pm.

Chair Kooris noted the next Finance Committee meeting in July, and next Board meeting in August.