



NOTICE OF
REGULAR MEETING OF
CONNECTICUT PORT AUTHORITY
BOARD OF DIRECTORS

**Tuesday, August 20, 2024
12:00 pm**

**Location: Connecticut Port Authority
455 Boston Post Rd., Suite 204
Old Saybrook, CT 06475**

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

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

CPA Staff/Other: Senator Cathy Osten; Joseph A. DeLucia; H. Tucker Braddock; Sally Kruse; Gina Malheiro; Marlin Peterson; Fred Hedberg; Ulysses Hammond; Fayola Haynes; Eric Dussault; Laurie Epler; Jill Dowling-Moreno

MINUTES

1. Call to Order

Chair Kooris called the meeting to order at 12:02pm. He welcomed new Board Member Kristin Urbach, Executive Director of the Connecticut Wind Collaborative. Kristin Urbach introduced herself and her background.

2. Approval of minutes of the June 18, 2024 Regular Meeting of the Board of Directors

Motion by Grant Westerson, seconded by Gaffney Feskoe. So, VOTED with NO opposed and NO abstentions.

3. Public Comment

(Begins at 3:10 of the audio recording)

Public Comment made by: Kevin Blacker; Capt. Patrick Kennedy; H. Tucker Braddock

4. Finance Committee Report

(Begins at 11:50 of the audio recording)

David Kooris provided a brief update from today's Finance Committee Meeting at 10am, and noted that everything is on track for this FY. He noted the adjustments made to last fiscal year's revenue after the final accounting audit with Gateway, which increased assessable revenue from the activities at State Pier slightly. He noted that the Authority ended last FY with an operating surplus before depreciation of \$2.1M, and that the vision for the facility and the fiscal stability of the Authority is going into effect. He also noted that the Authority is operating within budget.

David Kooris noted the action taken at the Finance Committee Meeting for a recommendation to the Board regarding the approval of the Quarterly OFA Report. At the July meeting, the Finance Committee made a single adjustment and has provided the amended version for consideration. He noted the adjustment under encumbered construction costs and the note made for \$283K which is the additional expenses to come from the contingency.

(a) Q4 Office of Fiscal Analysis (OFA) Report

Consideration and approval of a resolution authorizing submission of the Q4 quarterly financial report to the Office of Fiscal Analysis.

RESOLVED, that the Board of Directors authorizes submission of the Q4 Quarterly Financial Report to the Office of Fiscal Analysis, as required by Section 1-123(b) of the Connecticut General Statutes, as recommended by the Finance Committee at its meeting held on July 16, 2024, in the form attached as Exhibit to Agenda Item #4a.

Motion by John Johnson, seconded by Grant Westerson. So, VOTED with NO opposed and NO abstentions.

5. Human Resources Committee Report

(Begins at 14:40 of the audio recording)

Brian Thompson provided a brief update regarding the Executive Director recruitment process which is in-progress. An ad hoc search committee has been appointed and includes John Johnson, Dave Pohorylo, Doug Dalena, Gaffney Feskoe, Paul Hinsch and Paul Whitescarver. A search firm that specializes in maritime industry recruitment has been retained, and the position has been posted through the search firm and on the CPA website. He directed anyone interested in the position to visit the CPA website.

6. Executive Director's Report

(Begins at 16:35 of the audio recording)

Ulysses Hammond provided his last report to the Board. He began by thanking the Board for the opportunity to serve as the Interim Executive Director noting that it has been a pleasure and an honor. He stated that together they have transformed the administration and financial and fiscal management of the organization. He noted the integrity and strength of the current staff and the significant steady stream of revenue that will be generated from the operation, and that they have accomplished what they set out to do. He thanked Chair David Kooris for his extraordinary support and counsel, and remarkable leadership. He thanked CPA staff: Finance Director, Fayola Haynes; Maritime Development Manager, Eric Dussault; Office Manager, Jill Dowling-Moreno; and Fiscal Administrative Assistant, Laurie Epler. He thanked Andrew Lavigne, Joe Salvatore and Veronica Calvert for their support and historical context, along with Paul Hinsch and Kim Kennison of OPM for the support they provided especially upon his entry into the position.

He continued with providing updates on items including Staffing; Financial Management; State and compliance reporting; Audits; Procurement, including a Request for Proposals (RFP) for Communications & Marketing services that will be issued on Friday, Aug. 23rd, and a solicitation

for IT services to be done this quarter; New Haven Harbor Navigation Improvement Project; and Fort Trumbull Pier 7 Project.

Eric Dussault provided an update on SHIPP Round 4. He noted that applications were due July 1st and that 17 applications from 14 municipalities throughout the State were received, which was a large increase from previous rounds. SHIPP Review Committee, John Johnson, Grant Westerson, Brian Thompson and Paul Whitescarver met for an initial review of applications, and they are awaiting clarification from a few municipalities. He noted that they anticipate recommendations to the Board for the October Board meeting.

Eric Dussault provided an overview and update regarding the Statewide Dredging study, which CPA continues to work on in partnership with USACE and DEEP. He noted that they also continue to work closely with the Connecticut Maritime Coalition and the Connecticut Marine Trades Association who have been instrumental in getting the questionnaire out to their members. He noted that there will be upcoming public information sessions regarding the dredging questionnaire and next steps with stakeholders. Jill Dowling-Moreno provided an update regarding the questionnaire distribution process, and thanked all stakeholders who submitted the questionnaire for their input and participation in the study.

Ulysses Hammond provided an update regarding the Connecticut Pilot Commission. He noted that Eric Dussault has convened a working group to review the Connecticut apprentice pilot policies and procedures as they prepare a solicitation for apprentice pilots. Ulysses Hammond provided a recap of recent Educational/Outreach Opportunities and Site Visits, which included a visit by Governor Lamont.

David Kooris thanked Ulysses Hammond on behalf of the Board for getting the Authority across the finish line on not just the project, but on operations and finance as well. He personally thanked Ulysses Hammond for his support and partnership in working with him as Board Chair. He introduced Senator Cathy Osten who thanked Ulysses Hammond for his many years of dedicated public service, and presented him with a General Assembly Official Citation. Joseph A. DeLucia, President Pro Tem of the Norwich City Council, attending on behalf of the city and the mayor, presented a Proclamation to Ulysses Hammond and thanked him for his passion and commitment to his work to help them revitalize and renew their waterfront, and congratulated him on his retirement. Tucker Braddock from the Norwich Harbor Management Commission, thanked Ulysses Hammond for his accessibility and for coming to Norwich, in addition to the support provided by the SHIPP grant.

7. Deepwater Ports Update

(Begins at 44:52 of the audio recording)

Ulysses Hammond acknowledged the presence of Gina Malheiro, Executive Director of the Bridgeport Port Authority and Sally Kruse, Executive Director of the New Haven Port Authority.

(a) New Haven

(Begins at 45:25 of the audio recording)

David Kooris provided a brief introduction of a pass-through grant that is state-funded for a master plan, and noted that Sally Kruse was in attendance to answer any questions.

i. NHPA Strategic Master Plan Grant Agreement

Consideration and approval of a resolution authorizing the Executive Director to negotiate and execute a Strategic Master Plan Grant Agreement with the New Haven Port Authority.

RESOLVED, that the Executive Director is authorized, empowered and directed, for and on behalf of the Authority, to negotiate, execute, and deliver a Strategic Master Plan Grant to the New Haven Port Authority, utilizing grant-in-aid funds approved by the State Bond Commission, on June 1, 2018, for a port area Master Plan, including improved connections to the freight rail system, in

the amount of up to five hundred thousand dollars and 00/100 cents (\$500,000.00) to stimulate the shipment of freight and commerce through the New Haven Port, as substantially described in the form attached hereto as the Exhibit to Agenda Item #7(a)i, and to take such reasonable and necessary actions as are reasonably required in furtherance thereof.

Motion by Grant Westerson, seconded by Gaffney Feskoe. So, VOTED with NO opposed and NO abstentions.

(b) Bridgeport

(Begins at 47:44 of the audio recording)

David Kooris noted that Eric Dussault would provide an update regarding dredging of Bridgeport/Black Rock Harbor, and that Tom Gill and Gina Malheiro were in attendance to answer any questions on behalf of the City of Bridgeport and the Bridgeport Port Authority.

i. Dredging of Bridgeport Harbor/ Black Rock Harbor

Eric Dussault noted that the Army Corps has identified a need for dredging in Bridgeport and Black Rock Harbor and that they have identified 15 beneficial use locations in the area for the dredge material. He noted that they are in the process of finalizing the dredge material management plan and anticipate it being completed in the spring of next year, which would allow them to move into the design phase with the potential of dredging when the window opens in October 2026. Tom Gill noted that the Army Corps has asked for some additional alternative sites that they have provided and that they will continue to attend the update calls as well.

(c) New London

(Begins at 48:52 of the audio recording)

i. State Pier Project Update

Ulysses Hammond provided an update on operations at State Pier including Revolution Wind (65-turbine offshore wind project) and arrival of Wind Scylla; Sunrise Wind (84-turbine offshore wind project scheduled to be delivered from State Pier) noting that the Federal Bureau of Ocean Energy Management approved Sunrise Wind plans for construction and operation in late June; and he noted that Orsted completed acquisition of Eversource's 50% share of Sunrise Wind in July.

Ulysses Hammond provided an update on construction at State Pier which he noted was substantially completed as of June 21, 2024. He noted that there is a limited number of punch list items that are still being completed and that the balance of those items is anticipated to be completed next month. He also noted the punch list items to be approved for design, compliance and final acceptance, and introduced Construction Administrator from AECOM, Marlin Peterson.

Ulysses Hammond introduced the request for an extension to AECOM's Construction Administrator contract through December 2024. This is to continue their work with the Construction Manager to address the outstanding punch list items, required close out items, completion of works to address design, compliance and final acceptance items, and resolution of outstanding CMR change order proposals, not to exceed \$499,975 throughout that period.

Grant Westerson requested a current aerial view of State Pier. Dave Pohorylo asked about weight capacity on State Pier. David Kooris and Marlin Peterson addressed that question and provided further information regarding the design of the no load zone and low load transportation corridor, and confirmatory borings and testing. John Johnson asked about shore power. David Kooris noted that

the electrical components for that were designed into the facility and built. Dave Pohorylo asked about the ability for vessel to take fresh water and asked if that could be looked into. Marlin Peterson noted potable and fire water service is available.

8. **Construction Manager-at-Risk Contract Amendment 12**

(Begins at 1:02:43 of the audio recording)

David Kooris introduced Items #8, 9 and 11 together. He noted that Item #8 and 9 together represent a cumulative cost less than \$800K which is well within the existing contingency. He noted that there is not an additional dollar beyond what has been discussed over the last year that is being allocated toward the project today. He also provided an overview and background information regarding Item #11.

(Begins at 1:09:18 of the audio recording)

Marlin Peterson provided further details regarding the CMR Contract Amendment with a total cost of \$283,998. David Kooris read the resolution.

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

RESOLVED, That the Twelfth Amendment to the Construction Manager-at-Risk Agreement by and between the Connecticut Port Authority and Kiewit Infrastructure Co. (the "Twelfth Amendment") substantially in the form attached hereto as Exhibit to Agenda Item #8, is hereby approved and, conditional on the funding in full into escrow of the GMP set forth in the Twelfth Amendment, the Executive Director be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority, to negotiate, execute and deliver such Twelfth Amendment and any and all reasonable and necessary documents in furtherance thereof.

Motion by John Johnson, seconded by Grant Westerson. So, VOTED with NO opposed and NO abstentions.

Gaffney Feskoe and Grant Westerson asked questions about the rail lines at State Pier. David Kooris provided background information and Marlin Peterson provided additional details. Dave Pohorylo asked about the status of the Blakeslee lawsuit, which Fred Hedberg addressed.

9. **AECOM Contract Extension**

(Begins at 1:18:44 of the audio recording)

Consideration and approval of a resolution authorizing the Executive Director to execute and enter into a Fourth Amendment to that certain Construction Administrator's Contract for Design Phase and Construction Phase Services Agreement with AECOM Technical Services Inc., dated July 9, 2020, as amended.

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 enter into a Fourth Amendment to that certain Construction Administrator's Contract for Design Phase and Construction Phase Services Agreement by and between the Authority and AECOM Technical Services, Inc. in the form attached hereto as the Exhibit to Agenda Item #9, and to take such reasonable and necessary actions to execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

Motion by Tom Gill, seconded by Grant Westerson. So, VOTED with NO opposed and NO abstentions.

Paul Whitescarver asked if Ulysses Hammond will be executing the agreements and he confirmed that he will be doing that before he leaves.

David Kooris noted that Item #11 would be discussed next.

10. **Concession Agreement Amendment between the Authority and Gateway New London**

(Begins at 1:21:15 of the audio recording)

David Kooris provided an overview and background information regarding the proposed amendment to the Concession Agreement with Gateway.

Consideration and approval by the Board of Directors of a resolution authorizing the Executive Director to negotiate and enter into Amendment No. 1 to a certain Concession Agreement by and between Connecticut Port Authority and Gateway New London LLC for operation and maintenance of the New London State Pier.

RESOLVED, That Amendment No. 1 to the Concession Agreement by and between the Connecticut Port Authority and Gateway New London LLC ("Amendment No. 1") substantially in the form attached hereto as Exhibit to Agenda Item #10, is hereby approved and, the Executive Director be and hereby is authorized, empowered and directed, for and on behalf of the Connecticut Port Authority, to negotiate, execute and deliver such Amendment No. 1, and any and all reasonable and necessary documents in furtherance thereof.

Motion by Tom Gill, seconded by Gaffney Feskoe. So, VOTED with NO opposed and NO abstentions.

11. **Escrow Agreement Amendment**

(Begins at 1:20:15 of the audio recording)

Consideration and approval of a resolution authorizing the Connecticut Port Authority to negotiate and enter into amendments, as applicable, to (1) the Escrow Agreement dated February 11, 2020, by and among the Connecticut Port Authority, North East Offshore, LLC and Webster Bank, N.A. (the "Escrow Agreement"); and (2) the Harbor Development Agreement dated February 11, 2020, as amended, by and among the Connecticut Port Authority, North East Offshore, LLC and Gateway New London LLC (the "HDA"), transferring \$3,741,943.26 from the NECR Lease Fund sub-account (as defined in the Escrow Agreement) to the Authority DWW Funds account (as defined in the Escrow Agreement), to be replenished in installments over a five-year period.

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 an amendment, as applicable, to the Escrow Agreement and enable the transfer of \$3,741,943.26 from the NECR Lease Fund sub-account to the Authority DWW Funds account, such transfer amount to be replenished by the Connecticut Port Authority in installments over a five-year period and to execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

Motion by John Johnson, seconded by Grant Westerson. So, VOTED with NO opposed and NO abstentions.

David Kooris noted that Item #10 would be discussed next.

12. **Connecticut Port Authority and Gateway Terminal ILA Training Memorandum of Understanding Agreement**

(Begins at 1:25:54 of the audio recording)

David Kooris provided background information regarding the MOU.

Consideration and approval of a resolution authorizing the Executive Director to negotiate, execute, and deliver a Memorandum of Understanding to Gateway New London, by and between the Connecticut Port Authority and Gateway New London.

RESOLVED, that the Executive Director is authorized, empowered, and directed, for and on behalf of the Authority, to execute and deliver a Memorandum of Understanding (the "MOU"), by and between the Authority and Gateway New London, whereby the Authority agrees to reimburse Gateway New London fifty percent (50%) of the associated training for the State Pier ILA workforce up to \$150,000.00 (the Reimbursement Cap) as substantially described in the form attached hereto as the Exhibit to Agenda Item #12, and take such reasonable and necessary actions as are reasonably required in furtherance thereof.

Motion by Grant Westerson, seconded by John Johnson. So, VOTED with NO opposed and NO abstentions.

John Johnson, Kristin Urbach and Grant Westerson asked questions about the training. David Kooris and Ulysses Hammond provided information. David Kooris noted that they will look into getting further information. Paul Whitescarver requested that Gateway provide a report regarding the workforce.

13. **Contract Extension to GZA GEOENVIRONMENTAL Consulting Services Agreement**

(Begins at 1:30:36 of the audio recording)

Ulysses Hammond provided background information regarding the contract extension request. David Kooris read the resolution.

Consideration and approval of a resolution authorizing the Executive Director to execute and deliver a Third Amendment to that certain Consulting Services Agreement by and between the Authority and GZA GeoEnvironmental, Inc.

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 enter into a Third Amendment to that certain Consulting Services Agreement by and between the Authority and GZA GeoEnvironmental, Inc., dated March 15, 2019 (the "Agreement"), to extend the term of the Amended Agreement from June 30, 2024, to March 31, 2025 for professional services related to engineering design solutions for repairs and modifications of Pier 7 located within Fort Trumbull State Park, in the form attached hereto as the Exhibit to Agenda Item #13, and to take such reasonable and necessary actions to execute and deliver any and all other reasonable and necessary documents in furtherance thereof.

Motion by Tom Gill, seconded by John Johnson. So, VOTED with NO opposed and NO abstentions.

Paul Whitescarver asked about the 2026 timeline and Ulysses Hammond and David Kooris addressed the question.

14. **Army CORPS of Engineers Dredged Material Placement Plan Contract Extension and Amendment**

(Begins at 1:33:43 of the audio recording)

Ulysses Hammond and Brian Thompson provided background information regarding the proposed contract extension and amended scope of work.

Consideration and approval of a resolution authorizing the Executive Director to negotiate and enter into an Amendment and Extension of the Planning Assistance to States Agreement with the U.S. Army Corps of Engineers for a Dredged Material Placement Planning Study.

RESOLVED, that the Executive Director is authorized, empowered and directed, for and on behalf of the Authority, to negotiate, execute and deliver an Amendment Number One of the

Agreement between the Department of the Army and the Connecticut Port Authority for the development of a Comprehensive Plan for Dredged Material Placement, including detailed investigations of priority dredged material placement sites, emphasizing consideration of potential placement in confined aquatic disposal (CAD) cells and beneficial-use sites for natural habitat enhancement, as substantially described in the form attached hereto as the Exhibit to Agenda Item #14, and to take such reasonable and necessary actions as are reasonably required in furtherance thereof.

Motion by John Johnson, seconded by Grant Westerson. So, VOTED with NO opposed and NO abstentions.

15. **Old Business**

None

16. **New Business**

(Begins at 1:38:05 of the audio recording)

David Kooris requested an item for new business regarding the voting on officers of the Board to elect the Chair and a Vice-Chair. He noted that last month marked 5 years that he has served as Board Chair. He noted Paul Whitescarver's willingness to step into the Chair position, and Grant Westerson's willingness to remain in the Vice-Chair position. He noted that he would remain on the Board, but not as the Chair.

Motion to take up the item of voting on officers of the Board made by Grant Westerson, seconded by John Johnson. So, VOTED with NO opposed and NO abstentions.

Motion to appoint Grant Westerson as Vice-Chair and Paul Whitescarver as Chair made by Tom Patton, seconded by Grant Westerson. So, VOTED with NO opposed and NO abstentions.

Paul Whitescarver thanked David Kooris for all that he has done for the Authority over the last five years. He also noted the vision and transition of State Pier over seven years and the increased amount of use that the Pier has seen during that time. He thanked Ulysses Hammond and the previous Executive Directors.

17. **Adjournment**

(Begins at 1:43:15 of the audio recording)

Motion by Tom Gill, seconded by Grant Westerson. Meeting adjourned at 1:46pm.