



ALBANY PORT DISTRICT COMMISSION MEETING

July 19, 2024

IMMEDIATELY FOLLOWING THE FINANCE CMTE. MEETING

AGENDA

- 1) Approval of Minutes from the June 26, 2024 Commission meeting (attached)**
- 2) Public Comment**
- 3) Financial Update (by CFO Stuto)**
- 4) CEO Update (by CEO Hendrick)**
- 5) External Affairs and Communications Update (by DEA Vavura)**
- 6) Ships, Barge and Tonnage Report**
- 7) Real Property/Development Update (by CCO Daly, SCM Yagan)**
- 8) Other Business (by Chairperson)**
- 9) Enter Executive Session¹**
- 10) Exit Executive Session**
- 11) Next Meeting: August 28, 2024**

¹ Only if necessary (and if approved by a majority vote of the Commission), to discuss:

- a. matters which will imperil the public safety if disclosed;
- b. any matter which may disclose the identity of a law enforcement agent or informer;
- c. information relating to current or future investigation or prosecution of a criminal offense which would imperil effective law enforcement if disclosed;
- d. discussions regarding proposed, pending or current litigation;
- e. collective negotiations pursuant to article fourteen of the civil service law;
- f. the medical, financial, credit or employment history of a particular person or corporation, or matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or

- removal of a particular person or corporation;
- g. the preparation, grading or administration of examinations; and
- h. the proposed acquisition, sale or lease of real property or the proposed acquisition of securities, or sale or exchange of securities held by such public body, but only when publicity would substantially affect the value thereof.



ALBANY PORT DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING
June 26, 2024

Chairperson Steffens called the meeting to order. In attendance were Commissioners Coffey and Abriel. Also present were, CEO Hendrick, General Counsel Jordan, CCO Daly, CFO Stuto, DSI Schneidawin, DEA Vavura, SCM Yagan, Director of Security Stock, Administrative Assistant DiLillo and Logistec General Manager Bill Ring.

Chairperson Steffens introduced the minutes of the May 22, 2024 Commission meeting. No changes were made to the minutes. Chairperson Steffens called for a motion to approve the minutes. A motion was made by Commissioner Abriel, seconded by Commissioner Coffey and passed unanimously.

PUBLIC COMMENT

Each resident listed below spoke to the APDC Board about their perspective related to the Port Expansion Project:

Joanne Maier – 11 Anders Lane, Glenmont
Sylvia Rowlands – 54 Halter Rd., Glenmont
Paul Rowlands – 54 Halter Rd., Glenmont

Rev. Kate Drefke, Chaplain for Albany Maritime Ministry reported to the Board that the Maritime Ministry has obtained additional volunteers, which will make a great impact on supporting the seafarers.

FINANCIAL UPDATE

CFO Stuto presented the budget results through May 31, 2024. She reported that the actual to budget is on target through May, noting that it was a strong month for dockage and security fees. Operating expenses year to date are under budget by \$200,000, which is a favorable change from last month. Year to date projection has remained constant from last month with the expectation to be under budget by \$160,000 at the end of the year. Depreciation expense continues to be over budget and is expected to remain so throughout the end of the year. Development expense is ahead of budget by \$2 million, but she currently projects it to be under budget by the end of the year. Capital grant revenue, which represents the DOT PFRAP grant,

is behind budget year to date but expects to be near budget at the end of the year. The year to date change in net position is a negative \$1.3 million, but with the projected grant revenue and private partnership CFO Stuto expects to be at a \$1.2 million positive change in net position at the end of the year.

CEO UPDATE

- CEO Hendrick spoke about two events he attended at the White House within the last two months. One was related to net zero emissions and the other was a maritime meeting with Rear Admiral Ann Phillips, Administrator for the Department of Transportation Maritime Administration.
- CEO Hendrick, General Counsel Jordan and CFO Stuto attended the North Atlantic Port Association meeting that was held in June in Portsmouth, New Hampshire.
- CEO Hendrick noted that he will be scheduling meetings with Commissioner Coffey, Board Treasurer, Chairperson Steffens and CFO Stuto to discuss next year's budget.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

DEA Vavura provided the Board with an update on the recent media coverage related to maritime activity and offshore wind developments. She noted that the Port recently received positive media coverage related to the Port's Green Marine certification and the zero emissions grant application submission. She reported that Port staff hosted a foreign trade zone event last month as well as a visit from Captain Jonathan Andrechik, Commander of the U.S. Coast Guard. Port staff assisted and participated in various video and photo opportunities which included the ro-ro ramp, the hoppers at Ardent Mills and the bridge construction at the expansion site.

SHIPS, BARGES & TONNAGE UPDATE

Logistec General Manager Bill Ring provided the Board with an update on maritime activity through the month of May. He reported that terminal activity is currently slow. One wheat ship came into the Port and one generator came through the Port by rail, which then was transported to a barge via the ro-ro ramp. There was an increase in wheat for the month, bringing in just under 70,000 tons for the year. Longshore hours are up 43% year to date compared to last year. There was one incident on the wheat vessel, which now brought the safety record to 18 days without lost time. A wood pulp vessel and one export scrap vessel are expected to come into port in June. The new hoppers for importing grain have been delivered to Ardent Mills. Ardent staff will be working on prepping them for use in September when the next wheat ship is expected to come in.

Chairperson Steffens asked what attributed to the increase of longshore hours year to date. Bill Ring noted that it was primarily due to a cable transfer vessel and two wheat ships.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly provided the Board with an update on the Federal EPA Clean Ports grant submission. She noted that the Port team submitted an application under two categories; zero emission equipment and air quality feasibility planning infrastructure. The award notifications are expected within the next few months. She also reported that Port staff is currently working on other grant funding submissions; one under the FAST NY Infrastructure Improvements Program, which relates to utility work and preparedness and the other submission to NYSERDA.

CCO Daly, who is a member herself, provided the Board of the Capital Region Economic Development Council with an update related to offshore wind. She also participated in discussions with the Board on developing an infrastructure subcommittee to focus on future endeavors.

Port Staff attended an investor event at General Electric hosted by CEG. The Port hosted the NYS Department of States Office of Planning, Development and Community Infrastructure staff. Port staff, local stakeholders, City of Albany staff and residents provided participants with information, updates and a tour of the Port and the Expansion Project.

CCO Daly and DSI Schneidawin participated in discussions with the U.S. Department of Energy's Manufacturing and Supply Chain Office, focusing on offshore wind readiness assessment in the United States. Port staff also joined the NY League of Conservation Voters along with the NYS Assistant Secretary for the Environment to discuss how they can represent the Port on environmental initiatives.

SCM Yagan provided the Board with an update on the Expansion Project. He stated that ground water monthly sampling continues to be performed with no issues to report. The installation of the site cap, which is made of dense graded aggregate, is progressing. Demolition work at 700 Smith Blvd. will begin within the next few weeks. Subbase and binder material has been installed on Normanskill Street. Bridge steel erection is currently taking place. The shoulder widening work on River Road is complete as well as the installation of guide rail. Signalization road work will take place on River Road and Corning Hill Road in August.

SCM Yagan also noted that a team from Equinor came to the Port Expansion Site to perform a construction safety workshop which resulted in a positive report, including no injuries and no loss of time on the project.

WEBSITE DESIGN AND TECHNOLOGY SERVICES

CFO Stuto presented Resolution 15-2024 related to website design and technology services. The APDC issued an RFQ to solicit bids for website design and technology services and received five qualification submissions which were reviewed by a committee and evaluated. Based on the evaluation process the review committee determined Upside Collective to be a qualified and responsible bidder and recommended that the Board award the contract to them at a cost not to exceed \$58,920. Chairperson Steffens called for a motion to approve Resolution 15-2024 as presented. A motion was made by Commissioner Coffey, seconded by Commissioner Abriel and passed unanimously.

NYSDOT PFRAP GRANT CONTRACT AUTHORIZATION

CCO Daly presented Resolution 16-2024 related to the NYSDOT PFRAP grant contract award. She provided the Board with an overview of the Heavy Lift Wharf Deck and Rail Enhancement project and the specific budget details. A brief discussion took place. Chairperson Steffens called for a motion to approve Resolution 16-2024 authorizing the CEO to execute all necessary agreements, certifications or reimbursement requests for NYSDOT funding on behalf of the Chairperson of the APDC with NYSDOT. A motion was made by Commissioner Abriel, seconded by Commissioner Coffey and passed unanimously.

OTHER BUSINESS

Chairperson Steffens acknowledged and congratulated CEO Hendrick on his 20 years of service at the Port of Albany. She also congratulated CCO Daly on being named to “Power 50 Women” list by the Albany Business Review.

EXECUTIVE SESSION

Chairperson Steffens called for a motion to enter into Executive Session for the purpose of discussing the proposed acquisition, sale or lease of real property. A motion was made by Commissioner Coffey, seconded by Commissioner Abriel and passed unanimously.

No action was taken during Executive Session. The regular meeting resumed.

NEXT MEETING

Commissioner Cinquanti informed all those in attendance that the **next meeting of the APDC Board of Commissioners will be Friday July 19, 2024 immediately following the Finance Committee meeting being held at 12:00 noon.**

Chairperson Steffens called for a motion to adjourn the meeting. A motion was made by Commissioner Abriel, seconded by Commissioner Coffey and passed unanimously. The meeting was adjourned.

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for JUNE 2024:

GE generator (943,000 lbs) rolled on to a barge utilizing the Ro-Ro ramp, 1 scrap vessel, 1 project vessel, 1 woodpulp vessel. Received by barge 3 new Ardent Mills hoppers for the new conveyor system.

WHARF ACTIVITY for JUNE 2024

	LINE VESSELS	COMMODITY	TONNAGE-MT	CBM
EXPORT	CBC 4508	PROJECT	429	348
EXPORT	CHANNEL PEARL	SCRAP	29,262	
IMPORT	BBC SCANDINAVIA	PROJECT	1,300	1,762
IMPORT	VIRGINIABORG	WOODPULP	4,509	
			35,500	2,110

TERMINAL ACTIVITY for JUNE 2024

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	1,881	103	
ROLL PAPER	0	0	
COILS	78	6	
STEEL	103	8	
PROJECT	1	2	
TOTAL	2,063	119	0

ANTICIPATED for JULY 2024:

CHPE vessel and barges for sub-sea cable transfer (4,500 mt/50 miles of cable/18-20 days alongside - 24/7/approx 2,800 man hrs), domestic steel railcars

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	13,083	0
ROLL PAPER	0	0
WHEAT	67,713	0
SCRAP	57,251	0
PROJECT	4,750	5,427
CHPE	4,568	
TOTAL	134,282	5,427

STORED CARGO JUNE

COMMODITY	TONNAGE-MT	CBM
WOODPULP	6,135	
ROLL PAPER	60	
COILS	1,686	
STEEL	475	
PROJECT	795	4,320
TOTAL	9,151	4,320

LONGSHOREMAN HOURS

JUNE 2024	YTD
2,915 (-12% from last month)	19,273 (+23% from last year)

SAFETY RECORD

DAYS W/O LOST TIME	52
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Media Relations

- Regular communications with local, regional, and industry media, including *Times Union*, *Albany Business Review*, *Spotlight News*, local TV stations, etc.
- Coordinating interviews: DDC (*Design Develop Construct*) [project update]; *Heavy Lift* [port/maritime update]; *Spotlight News* [EPA ruling re: Beacon Island]

MEDIA COVERAGE

Altamont Enterprise | June 24, 2024

Port of Albany should reconsider Beacon Island project (Opinion)

Spotlight News | June 24, 2024

Reconsider the Beacon Island project (Letter to the Editor)

Times Union | July 3, 2024

Report: New York will likely miss a major green energy deadline

Community Outreach & Engagement

- Coordinated introductory zoom with Institute of the Americas re: sustainable port practices (6/5)
- Participated in regular check-in with Logistec Communications
- Participated in South End Community Coalition weekly calls
- Participated in South End Workforce Development weekly calls
- Maintained regular communication with education partners incl. Capital Region BOCES, Questar III BOCES, HVCC
- Coordinated communication/outreach to Port tenants/neighbors and partners

Speaking Opportunities/Tours/Events

- Port Tenants + Neighbors Summer BBQ/recognition for Rich Hendrick's 20th anniversary (7/10)
- PENDING: Preparation planning for Port Industry Day 2024 (late September target)

Internal Communications

- 2024 Tenant/District visits (completed): Port Railroad, Rensselaer Generating, Springer Welding, Scarano Boats, Port Welding, Buckeye, Ardent Mills, CD Man, Mohawk Paper, Callanan, DEC, ASMG/Gorman.
Pending: Weitsman, Rensselaer Iron & Steel
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Serve as liaison to Albany Maritime Ministry
- Maintain regular communication with City of Albany Neighborhood Specialist
- Maintain regular communication with Town of Bethlehem
- Maintain communications with OSW partners/stakeholders comm's teams (including NYSERDA, Town of Bethlehem, South End, etc.) and provide updates to Commissioners/staff.

Marketing, Advertising, Digital Media, Collateral Development

- Continuing efforts on collateral design, newsletter best practices, website re-design, and content calendar