



ALBANY PORT DISTRICT COMMISSION MEETING

May 28, 2025 at 12 P.M.

AGENDA

- 1) Approval of Minutes from the April 23, 2025 Commission meeting**
- 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) Procurement Policy Amendments (Resolution 15-2025)**
- 9) Tugboat Roundup Sponsorship (Resolution 18-2025)**
- 10) Capitalize Albany Corporation Sponsorship (Resolution 19-2025)**
- 11) Project Management Services (Resolution 20-2025)**
- 12) Shed 5 Roof Replacement (Resolution 21-2025)**
- 13) Other Business (by Chairperson)**
- 14) Enter Executive Session¹**
- 15) Exit Executive Session**
- 16) Next Meeting: Wednesday, June 25, 2025**

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

April 23, 2025

Chairperson Steffens called the meeting to order. In attendance were Commissioners Coffey, Cinquanti and Tagliento. Also present were, CEO Hendrick, General Counsel Jordan, CCO Daly, CFO Stuto, DEA Vavura, SCM Yagan, Director of Security Stock, Administrative Assistant DiLillo and Logistec Operations Manager Sullivan. Also in attendance was Rev. Lowell Chilton, Chaplin for the Albany Maritime Ministry.

Chairperson Steffens introduced the minutes of the March 24, 2025 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 Coffey, seconded by Commissioner Cinquanti and passed unanimously.

Rev. Lowell Chilton asked for a moment of silence and offered a prayer in remembrance of two members of the Port community who have recently passed away, Commissioner Warren Abriel, Jr. and Longshoreman Lawrence Storm.

PUBLIC COMMENT

There were no public comments.

FINANCIAL UPDATE

CFO Stuto noted that the Finance Committee meet just prior to the Board meeting. She reviewed with the Finance Committee the financial statements through the first quarter of 2025. She reported that there was a large positive variance due to the timing of the Empire Wind project and purchase of equipment. Operating revenues outside of this variance have a 5% negative variance but operating expenses had a 15% positive variance. She expects that the change in net position to be at \$1.7 million at the end of the year, which is \$450,000 over what was budgeted. CFO Stuto also reviewed with the Board the Statement of net position and the statement of cash flows. She reported that the largest change in the statement of net position was due to the pay down of the Capital leases. She also noted that total assets and liabilities and net position are currently at \$122.9 million compared to \$121.8 million in March of 2024.

Chairperson Steffens noted that the Finance Committee also reviewed the Committee Charter and voted to approve that charter as presented with no recommended changes.

CEO UPDATE

- CEO Hendrick reported that staff continues to work with representatives from the U.S. Navy to discuss plans for the Sail 250 event which is a celebration of the 250th anniversary of the United States.
- CEO Hendrick reported that he continues to work with the AAPA in discussions with the U.S. Trade Representative related to the tariffs on ships coming into the United States ports. Currently the AAPA is fully supportive of what has been proposed. They are now awaiting a final decision.
- CEO Hendrick and Security Director Stock attended a Coast Guard Maritime Security Committee meeting last week. Due to the recent required upgrades in security on ships and port terminals, security staff has been working with Customs and Border Patrol on security enhancements.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

DEA Vavura provided the Board with an update on recent events and communication related to maritime activity within and around the Port facility. She reported that Port staff along with Port tenants participated in an Earth Day spring cleanup event held at Historic Cherry Hill. Port Staff is hosting an event on May 12th focusing on Green Marine and the environmentally sustainable efforts that the Port staff is executing as well as Port tenants and neighbors. Port staff is hoping to create a Green Marine Committee to meet quarterly to discuss and help support initiatives. In addition to the Sail 250 event, the Port will have the Buffalo's Maritime Museum's canal boat come through later in October of this year. Port staff has released a Request for Expressions of Interest (RFEI) for the Beacon Island site. This release has brought a lot of local, industry and national attention. DEA Vavura also noted that the Port's website is up and live.

SHIPS, BARGES & TONNAGE UPDATE

Logistec Operations Manager Sullivan provided the Board with an update on maritime activity through the month of March. He reported that one barge and one ship came in for the month of March. However, terminal activity continues to be strong via rail and trucks. He expects to have four ships for the month of April. Of the four ships one will be carrying woodpulp, one will be carrying scrap material, another will be carrying wood crane mats which is a new product made of eucalyptus and the last will ship be moving a GE Generator. Logistec staff recently completed their Green Marine verification and have also completed their negotiations with the International Longshoreman's Association. Safety record stands at 327 days without lost time.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly provided the Board with an update on the release of the Request for Expressions of Interest (RFEI) for the expansion site, which is due back on June 27th. She reported that Port staff continues to hold business development meetings relating to offshore wind, onshore wind and other energy clusters. Port staff recently submitted another NYS Port Freight and Rail

Infrastructure grant application related to maritime equipment, including zero emission equipment and technology improvements. Port staff had an onsite visit and meeting with Empire State Development to discuss operations and procurement relating to the PFRAP grant process.

SCM Yagan Provided an update on the expansion project. He reported that crews are working with National Grid on the redesign of the pole location at the intersection of Corning Hill and the secondary service for the hotbox at the main entrance for the water line. He noted that all the support structure for the gate is in place at the north end of the bridge. Staff is just waiting to receive the motor for gate installation. Port staff is moving forward working through the administrative approval process of the PFRAP grant through ESD.

INVESTMENT POLICY APPROVAL

Chairperson Steffens presented Resolution 14 -2025 related to the APDC Investment Policy. She reported that the Finance Committee reviewed the APDC Investment Policy and recommended no changes. Chairperson Steffens called for a motion to approve the Investment Policy as presented. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

PROCUREMENT POLICY AMENDMENTS

Chairperson Steffens noted that the Board will table Resolution 15-2025 related to procurement policy amendments based on the discussions that took place at the Finance Committee meeting.

KIDWIND CHALLENGE SPONSORSHIP

Chairperson Steffens presented Resolution 16-2025 related to the KidWind Challenge sponsorship. Three Capital District teams will be competing in the World KidWind Challenge being held in Phoenix, Arizona. She noted that last year's teams did really well at the world event. They also attended our 2024 Port Industry Day to present their projects. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the 2025 Capital District Regional KidWind Challenge winning teams at a cost not to exceed \$1,500. A motion was made by Commissioner Cinquanti, seconded by Commissioner Coffey and passed unanimously.

PURCHASE OF SCHOOL DISTRICT PROPERTY ON BINGHAMTON STREET

Counsel Jordan presented Resolution 17-2025 related to the purchase of property located on Binghamton Street from the Albany School District. He noted that for many years the School District has owned this .11 acre portion of land which is located adjacent to 15 Binghamton Street in the City of Albany and that the APDC finds it necessary to acquire this portion of land in order to form a continuous property boundary with other parcels owned by the APDC adjacent to this parcel. Chairperson Steffens called for a motion to authorize the CEO to execute the documents necessary to facilitate the conveyance of the Property from the Albany School District at a purchase price of \$1,000 and any and all costs associated with the closing. A motion was made by Commissioner Tagliento, seconded by Commissioner Coffey and passed unanimously.

OTHER BUSINESS

No other business for discussion.

EXECUTIVE SESSION

Chairperson Steffens called for a motion to enter executive session for the purpose of discussing pending litigation and for the proposed acquisition, sale or lease of real property. A motion was made by Commissioner Cinquanti, seconded by Commissioner Coffey and passed unanimously.

No action was taken during executive session.

NEXT MEETING

Chairperson Steffens informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday, May 28, 2025 at 12:00 noon.**

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



APDC External Affairs Update | April 15 – May 22, 2025

Media Relations

- Communications with local, regional, national, and industry media, including *Times Union*, *Albany Business Review*, *Spotlight News*, *Business View*, *DDC Journal*, *Ion Analytics*, *Amzone North America*, *Cipher News*, etc.

MEDIA COVERAGE

Capital Region Chamber Fast Take | May 2, 2025

Port of Albany Releases RFEI for Beacon Island Expansion Project

Albany Times Union | May 9, 2025

Port of Albany seeks business ideas, proposals for Beacon Island

Oceantic OSW Insider | May 19, 2025

Port of Albany Opens Procurement & BID Opportunities

Community Outreach & Engagement

- Attended Port's Earth Day clean-up at Historic Cherry Hill (4/21)
- Attended Port's Green Marine event (5/12)
- Distribute invitation for NYMEP FTZ webinar (5/28)
- Continue follow up and outreach for Port's RFEI Beacon Island distribution
- Participate in South End Community Coalition calls
- Participate in South End Workforce Development calls
- Participate in planning for Buffalo Maritime Center canal boat Seneca Chief visit (Oct 2025)
- Participate in planning for Albany Rev250/Sail4th activities (July 2026)
- Maintain regular communication with education partners incl. Capital Region BOCES, Questar III, HVCC
- Coordinate communication/outreach to Port tenants/neighbors and partners
- Continuing research/conversations on Port Centennial celebrations with stakeholders

Speaking Opportunities/Tours/Events

- Help coordinate details for May Port Green Marine event (5/12)
- Help coordinate details for July DOL Summer Teacher Workforce Development Training
- Begin planning/conversations about Port Industry Day, Winter Student Expo

Internal Communications

- 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
- Serve as liaison to Logistec [Corporate Communications]
- Serve as liaison to AAPA Communications Office and PR Committee
- 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

- Continue to update/tweak website design

- Formalize User's Guide/style sheet for website
- Work with Upside Collective on additional collateral
- Work with AdNet on website security and digital storage needs
- Coordinate graphics/language for industry sponsorships (AAPA, NAPA, Business View)
- Continuing efforts on collateral design and content calendar

For Offshore Wind industry news feeds, sign up at: <https://renews.biz/> and/or <https://www.offshorewind.biz/>
For more information, contact Penny Vavura, pvavura@portofalbany.us, 518-339-6042

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for April 2025:		2 Vessels: 2 Project Cargo ships, 1 scrap ship
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WHARF ACTIVITY for April 2025

LINE VESSELS	COMMODITY	TONNAGE-MT	CBM
EXP: BBC Scandanavia	Project Cargo	375.8	316.4
IMP: BBC Genoa	Project Cargo	146.7	
EXP: Julia	Scrap	26,000.0	
		26,522.5	316.4

TERMINAL ACTIVITY for April 2025

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	2,093.89	109	
CHPE CBL DRUMS	272.38	5	
COILS	212.63	12	
STEEL	625.63	38	2
PROJECT	250.12	82	
TOTAL	3,454.65	246	2

ANTICIPATED for May 2025:

1 Wood Mat Import (5,000mt), 1 Woodpulp Import (5000mt)

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	9,719	0
ROLL PAPER	0	0
WHEAT	0	0
SCRAP	26,000	0
PROJECT	2,866	316
CHPE	1,310	2,659
TOTAL	30,176	2,976

STORED CARGO April

COMMODITY	TONNAGE-MT	CBM
WOODPULP	4,211.86	
COILS	717.16	
STEEL	1,162.75	
PROJECT	365.94	3,759.53
TOTAL	6,457.72	3,759.53

LONGSHOREMAN HOURS

Apr-25	YTD
1,926.00	7,563.5
SAFETY RECORD	
DAYS W/O LOST TIME	356

**RESOLUTION 15-2025
OF THE
ALBANY PORT DISTRICT COMMISSION**

WHEREAS, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the state of New York (the “State”) established pursuant to Chapter 192 of the Laws of 1925, as amended; and

WHEREAS, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

WHEREAS, section 2824 of NYS Public Authorities Law requires board members of state and local authorities to adopt certain policies related to oversight of management and staff; and

WHEREAS, in accordance with the APDC Committee Charter, annual policy reviews help improve oversight, accountability and transparency at the Port, thereby strengthening public confidence in its operations; and

WHEREAS, the APDC Finance Committee has reviewed the recommended amendments to the APDC Procurement Policy as described in the attached memorandum and recommends the approval of the amended Policy.

NOW, THEREFORE, BE IT RESOLVED, that the APDC approves the amended Procurement Policy as presented.

Signed: _____
(Assistant) Secretary

Date of Authorization: May 28, 2025

Prepared by:
Patrick K. Jordan, Esq.

Item List of Revisions to Procurement Guidelines

In August of 2024 the State of New York amended its discretionary purchasing guidelines to increase the discretionary bidding process threshold for both MWBE and SBVOB vendors to \$750,000. The APDC proposes revising its Procurement Guidelines to reflect these new thresholds.

As stated in NYS Discretionary Procurement Guideline Bulletin from August 2024 released by the NYS Procurement Council:

“Purchases up to the discretionary buying threshold are not subject to the formal competitive bidding requirements set forth in NYS Finance Law 163 but are subject to the advertising requirements set forth in NYS Economic Development Law Article 4-C and State Finance Law 163 (6-c). Agencies must also comply with their internal policies and procedures governing discretionary purchases, which should include an assessment as to whether a formal competitive procurement process, or one that is less formal but still competitive, may best meet the agency’s needs. Agencies may also determine, based upon experience, knowledge, and a current analysis, that it is appropriate to limit the discretionary purchase opportunity to MWBEs, SDVOBs, and/or to New York State small businesses.”

The following are the sections of the APDC Procurement Guidelines to be amended:

- **Article VI. Thresholds and Procedures**

(Language in attached chart is proposed to amend the guidance chart on page 5 of the Procurement Guidelines)

- **Article VII. Waiver of Competition.**

The APDC waives the use of the competitive procedures in the following instances:

- 4) Purchases from Certified MWBEs or SDVOBs. Competition may be waived in the case of New York Certified MWBEs and SDVOBs in an amount not exceeding \$200,000.

In accordance with New York State procurement guidelines, competitive solicitations in an amount not exceeding \$750,000 may be restricted exclusively to MWBE and SDVPB respondents only.

MWBE and SDVOB Discretionary Procurements must be advertised as a Procurement opportunity in the New York State Contract Reporter when the actual or estimated amount of the Discretionary Procurement is \$50,000 or more.

The APDC Procurement Guidelines in its entirety is attached for reference.

REQUIRED PROCEDURE	COMPETITIVE PROCUREMENTS Commodities and Non-Professional Services	NON-COMPETITIVE PROCUREMENTS Include: Preferred Source, State Contract Sole or Single Source Piggyback Contracts Emergency Professional Services WBE/MBE/SDVOB NOT exceeding \$200,000	<u>DISCRETIONARY PROCUREMENTS</u> <u>For MBE/WBE/SDVOB Procurements</u> <u>NOT exceeding \$750,000</u> <u>a discretionary bidding process may be used.</u>
No Quotes Required	<u>Under \$1,000</u> Preferred Source and State Contract vendors shall be used first when available.	* Non-Competitive Procurement thresholds shall not preclude the APDC employees from performing their fiduciary duty of seeking the most cost-efficient procurements. Equitable distribution among vendors and fair price determinations should be made at all times. *All Non-Competitive Procurements shall have written documentation attached with justification for any non-competitive category selections.	<u>From Available MWBE/SDVOBs</u>
3 Phone Quotes	\$1,000- \$4,999	n/a	<u>From Available MWBE/SDVOBs</u>
3 Written Quotes	\$5,000-\$24,999 for commodities and services \$5,000-\$49,999 for construction *\$15,000 or more shall be coordinated through the Procurement Office via a Request For Quote (RFQ)	n/a	<u>From Available MWBE/SDVOBs</u>
RFP/RFB	\$25,000 or more for commodities and services \$50,000 or more for construction	*The applicability of a formal RFQ/RFP/RFB process for any professional service with an estimated cost reaching \$50,000 or more shall be reviewed and considered. *A discretionary bidding process may be used for MWBE/SDVOB procurements up to \$200,000. *A MWBE/SDVOB procurement over \$200,000 or more must use a formal competitive bidding process.	<u>Discretionary Procurements must be advertised as a Procurement opportunity in the New York State Contract Reporter when the actual or estimated amount of the Discretionary Procurement is \$50,000 or more.</u> <u>MWBE/SDVOB outreach shall be conducted and an RFP shall be sent to all certified vendors.</u>
Requisition/PO to be approved by: 1. Procurement Coordinator 2. Chief Financial Officer 3. Chief Executive Officer	Any amount equal to or greater than \$1,000	Any amount equal to or greater than \$1,000	<u>Any amount equal to or greater than \$1,000</u>
Board of Commissioners/ Resolution/Contract	1. Any amount equal to or greater than \$50,000 2. All service contracts over 1 year will be reviewed annually. 3. All Change Orders to existing contracts in an amount equal to or that will increase the contract total to \$50,000 or more.		

**RESOLUTION 18-2025
OF THE
ALBANY PORT DISTRICT COMMISSION**

WHEREAS, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the State of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

WHEREAS, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

WHEREAS, in furtherance of the APDC Mission, the APDC Sponsorship Policy (“Policy”) permits APDC sponsorship of events and for purposes that advances the APDC mission through providing financial assistance in the areas of maritime commerce or economic development; and

WHEREAS, the APDC has been asked to consider sponsoring the 2025 Tugboat Roundup (“Event”) being held on September 5th, 6th, and 7th; and

WHEREAS, the Event occurs annually and is based on the Hudson River featuring activities and exhibits that demonstrate different components of the maritime-industry; and

WHEREAS, the 2025 approved APDC operating Budget has allocated an amount sufficient to support the Event at a sponsorship level of \$500.

NOW, THEREFORE, BE IT RESOLVED, the APDC finds that this sponsorship request is in accordance with the Policy and authorizes the Chief Executive Officer to pledge APDC sponsorship of the 2025 Tugboat Roundup in the amount of \$500.

Signed: _____
(Assistant) Secretary

Date of Authorization: May 28, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 19-2025
OF THE
ALBANY PORT DISTRICT COMMISSION**

WHEREAS, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the state of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

WHEREAS, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

WHEREAS, in furtherance of the APDC Mission, the APDC Sponsorship Policy (“Policy”) permits APDC sponsorship of events and for purposes that advances the APDC mission through providing financial assistance in the areas of maritime commerce or economic development; and

WHEREAS, Capitalize Albany Corporation has requested APDC sponsorship of their 2025 Annual Event in support of their investment to provide resources to sustain and strengthen small commercial businesses as well as implement programs and resources to create and attract new businesses within the City of Albany; and

WHEREAS, staff has determined that the Capitalize Albany Corporation request complies with the Policy.

NOW, THEREFORE, BE IT RESOLVED, the APDC finds that this sponsorship request is in accordance with the Policy and authorizes the Chief Executive Officer to pledge APDC sponsorship for Capitalize Albany Corporation at a cost not to exceed \$500.

Signed: _____
(Assistant) Secretary

Date of Authorization: May 28, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 20-2025
OF THE
ALBANY PORT DISTRICT COMMISSION**

WHEREAS, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the state of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

WHEREAS, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

WHEREAS, in furtherance of the APDC mission the APDC has embarked on the expansion of the Albany Port District in the Town of Bethlehem and has been developing a “shovel-ready” site for development across a total of approximately 85 acres (the “Project”); and

WHEREAS, in July 2023 the APDC completed Site Preparation Contract Parts A and B with the support of several consultant teams and advanced to the “pad-ready” phase of construction and restructured the construction management team to include further Project Management Services related to the site expansion; and

WHEREAS, in furtherance of the Project, the APDC single source solicited the professional services of LaBella Associates, PC (“LaBella”) for Project Management Services due to their ability to provide a continuity of service, their extensive experience related to the development of the expansion site, established positive working relationships across the existing construction management team, as well as an intimate understanding of the needs of the APDC; and

WHEREAS, based on the proposal response from Labella, their previously established qualified and responsible firm determination by the APDC and the confidence of the APDC staff in their ability to serve as a specialist that will act on the APDC’s behalf in overseeing, coordinating, inspecting and tracking the Project from construction to completion and close-out, the APDC staff recommends that the Board award the contract for Program Management Services during the shovel-ready phase of the Project to Labella.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the contract for Project Management Services to LaBella Associates, PC at a cost not to exceed \$2,126,190.

Signed: _____
(Assistant) Secretary

Date of Authorization: May 28, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 21-2025
OF THE
ALBANY PORT DISTRICT COMMISSION**

WHEREAS, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the state of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

WHEREAS, the APDC strives to responsibly and effectively manage the publicly owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

WHEREAS, in furtherance of the APDC mission, section 5 subsection 6 of the APDC Enabling Legislation authorizes the APDC to “equip and maintain port facilities within...the district”; and

WHEREAS, the APDC is charged with maintaining all warehouses and sheds located within the maritime terminal, keeping them safe and secure; and

WHEREAS, the APDC issued an RFP dated April 10, 2025, soliciting bids for Shed 5 Roof Replacement and Repairs and received three responses; and

WHEREAS, the roof replacement and repairs are funded through a grant under the NYSDOT Passenger and Freight Rail Assistance Program; and

WHEREAS, after a thorough review of the bids received APDC staff recommends utilizing Titan Roofing, Inc., the lowest qualified bidder, for roof replacement and repairs for Shed 5 at a cost not to exceed \$602,800.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the Shed 5 Roof Replacement and Repairs contract to Titan Roofing Inc. at the cost not to exceed \$602,800.

Signed: _____
(Assistant) Secretary

Date of Authorization: May 28, 2025

Prepared by:
Patrick K. Jordan, Esq.