



ALBANY PORT DISTRICT COMMISSION MEETING

August 27, 2025 at 12 noon

AGENDA

- 1) Approval of Minutes from the July 30, 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) Ardent Mills Consent for Improvements (Resolution 25-2025)**
- 9) Conveyance of Property to Albany County (Resolution 26-2025)**
- 10) Other Business (by Chairperson)**
- 11) Enter Executive Session¹**
- 12) Exit Executive Session**
- 13) Next Meeting: Wednesday, September 24, 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

July 30, 2025

Chairperson Steffens called the meeting to order. In attendance were Commissioners Coffey, and Cinquanti. 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 Security Intern Daly.

Chairperson Steffens introduced the minutes of the June 25, 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 Cinquanti, seconded by Commissioner Coffey and passed unanimously.

PUBLIC COMMENT

There were no public comments.

FINANCIAL UPDATE

CFO Stuto mentioned that the Finance Committee met just prior to the Board meeting. She noted that she reviewed with the Finance Committee the financial statements through June 30, 2025. She reported that the operating revenue and expenses are both in line with what was projected. The year-end projection for net income is expected to be over budget by \$70,000. Grant revenue has increased significantly year to date and the projection for the end of the year is at \$3.25 million due to the 2016 Empire State Development grant. CFO Stuto mentioned that the FAST NY grant approval, which is for approximately \$19 million, is in its final stage. The major fluctuation of the balance sheet is due to the revenue received in the final agreement with Equinor.

CEO UPDATE

- CEO Hendrick introduced to the Board Markham Daley, an intern with Port security. He noted that Markham is currently attending the University Albany majoring in cyber security and has recently completed an internship with the Port of Tampa Bay.
- Due to the recent Dali Bridge accident in Baltimore, Maryland, New York State has set up a committee to assess the risks of bridge strikes in the Hudson River as well as down

at the Port of New York and New Jersey. The committee consists of CEO Hendrick, Security Director Stock, representatives from the Port of Coeymans, the US Coast Guard, NYS DOT, NYS Bridge Authority and The Department of State. The committee's key discussions have been on response time and more effective tracking to prevent catastrophic incidents.

- The Port team is working with the American Association of Port Authorities (AAPA) on bipartisan legislation regarding the use of space and resources at ports US Customs and Border Protection. This legislation, if approved, will require Customs to utilize their own funding sources rather than the individual port budgets to furnish such things as office space and computer systems.
- CEO Hendrick reported about an incident that took place on July 18th where two longshoremen were injured. They both are now recovering.

Commissioner Coffey asked if the incident prompted an OSHA inspection. CEO Hendrick responded that it did and that representatives were on site within a few hours.

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, highlighting the Green Marine recertification along with CFO Stuto and CEO Hendrick accepting board positions with industry and nonprofit organizations. She spoke about various community outreach events including staff meeting with the new city neighborhood specialist, Shneecka Alexander, about an upcoming tenant event in collaboration with General Electric and Port Industry Day. DEA Vavura also reported that staff participated in a new welcome video that will be seen at the AAPA conference in October. She also provided the Board with an additional report covering the Port's web traffic and social media traffic, noting that users are up by 34.5%.

DEA Vavura reported on behalf of Rev. Kate Drefke, Chaplain for the Maritime Ministry, that the ministry will be holding their annual open house on August 24th. She also reported that Rev. Lowell Chilton was elected to the North American Maritime Association Board of Directors.

SHIPS, BARGES & TONNAGE UPDATE

On behalf of Logistec Operations Manager Sullivan, CCO Daly provided a brief update to the Board. She noted that Logistec expects four ships in August, two related to the GE export generators, 1 woodpulp ship and 1 GE wind export. CCO Daly reported that the Port team has participated with Logistec, representatives from Albany County, Schenectady County, and some major haulers in a few Capital Region Transportation Committee conversations related to the movement of cargo which is getting larger and more challenging to transport on the roadways. CCO Daly noted that Port staff along with the Capital District Region Planning Commission have been pursuing a potential Foreign Trade Zone designation at the Albany Port Facility. Port staff have also been in discussions with Logistec about increasing terminal activity within the port terminal.

Chairperson Steffens noted that the report provided by Logistec showed the past 6 months lagging in terminal activity. She asked if Logistec still anticipates being where they projected to be at the end of the year. CCO Daly responded that she believes that Logistec expects to be at the same point as where they were last year but would like to get an update from Logistec.

REAL PROPERTY/DEVELOPMENT UPDATE

SCM Yagan provided the Board with a brief update of the expansion site project. He reported that staff are working on contract closeout balancing with the existing contract. The contractor is almost finished with the signalization work at Corning Hill Road, and the Port is waiting for the procured electrical equipment to be delivered. The team is now preparing for the shovel ready phase of the project, which includes the solicitation of the substation installation. Once the substation installation work and National Grid transmission tap work is complete there will be power available at the site.

CCO Daly reported to the Board that staff is waiting on two NYS grant applications that have been submitted. The first is a PFRAP grant with NYSDOT, which is for \$10 million related to maritime terminal equipment. The second is a \$100 million grant with NYSERDA related to potential wharf construction at the expansion site.

Commissioner Coffey asked how will New York State's potential \$7 billion budget deficit next year impact NYSERDA and other related initiatives? CCO Daly noted that items related to infrastructure still must have preparedness and safety and that is what DOT infrastructure funding has always been. She believes the funding will still be there, but the competition might be harder.

CCO Daly also reported the Request for Expression of Interest (RFEI) for the expansion site has been closed and that four submissions have been received.

The Port team provided the Board with a slide presentation of recent activity throughout the Port District, highlighting a two-day security drill, Port tours and events, large cargo moving through the terminal, the Green Marine recertification and construction activity on Sheds 3, 4, and 5.

USS SLATER SPONSORSHIP

Chairperson Steffens presented Resolution 24-2025 related to the sponsorship of the USS Slater Night event. Chairperson Steffens noted that this is an event that the APDC has sponsored in the past and that it meets the APDC policy requirements for sponsorships. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the USS Slater Night at a cost not to exceed \$5,000. A motion was made by Commissioner Cinquanti, 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 the proposed acquisition, sale or lease of real property. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti 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, August 27, 2025 at 12:00 noon.**

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

DRAFT

ALBANY PORT DISTRICT COMMISSION
Preliminary Results through July 31, 2025

| | July 2025 | Year to Date Jul-25 | Year to Date Budget Jul-25 | Actual to Budget Variance Ytd | Forecast Aug-Dec | Forecast 2025 | Budget 2025 | Budget to Forecast Variance |
|--|----------------|------------------------|----------------------------------|-------------------------------------|---------------------|--------------------|--------------------|-----------------------------------|
| Operating Revenue: | | | | | | | | |
| Rental Income | 361,804 | 2,551,716 | 2,518,713 | 33,003 | 1,822,654 | 4,374,370 | 4,317,793 | 56,577 |
| Dockage Fees | 39,297 | 245,328 | 175,000 | 70,328 | 175,234 | 420,563 | 500,000 | (79,437) |
| Wharfage Fees: | 122,577 | 159,922 | 116,667 | 43,255 | 114,230 | 274,152 | 200,000 | 74,152 |
| Buckeye Revenue | - | 50,000 | 50,000 | - | 100,000 | 150,000 | 150,000 | - |
| Stevedore Fees and Services | 127,776 | 320,852 | 130,000 | 190,852 | 378,311 | 699,163 | 620,000 | 79,163 |
| Crane Equipment Rental | 18,540 | 112,815 | 116,667 | (3,852) | 80,582 | 193,397 | 200,000 | (6,603) |
| Security Fees | 61,025 | 273,703 | 240,917 | 32,786 | 195,502 | 469,204 | 413,000 | 56,204 |
| Public Private Administrative Revenue | 15,000 | 91,515 | | 91,515 | 98,485 | 190,000 | - | 190,000 |
| Other Services and Revenue | 495 | 31,047 | 7,875 | 23,172 | 3,450 | 34,497 | 13,500 | 20,997 |
| Total Operating Revenue | 746,514 | 3,836,897 | 3,355,838 | 481,060 | 2,968,448 | 6,805,345 | 6,414,293 | 391,052 |
| Operating Expenses: | | | | | | | | |
| Payroll, Payroll Taxes and Fringe Benefits | 261,300 | 2,181,021 | 2,255,518 | (74,497) | 1,522,816 | 3,703,836 | 3,866,602 | 162,766 |
| Other Post Retirement Benefit Expense | - | - | - | - | 100,000 | 100,000 | 100,000 | - |
| Repairs, Maintenance and Utilities | 6,420 | 403,284 | 323,967 | 79,317 | 379,292 | 782,576 | 469,658 | (312,918) |
| Crane Parts and Repairs | 4,706 | 12,965 | 72,917 | (59,952) | 100,000 | 112,965 | 125,000 | 12,035 |
| Insurance | 43,881 | 225,887 | 237,417 | (11,530) | 186,348 | 412,235 | 407,000 | (5,235) |
| Professional and Consulting Fees | 2,050 | 107,103 | 163,013 | (55,909) | 156,079 | 263,182 | 279,450 | 16,268 |
| Service Contracts | 17,828 | 98,677 | 140,000 | (41,323) | 120,483 | 219,160 | 240,000 | 20,840 |
| Security and Safety Costs | 2,986 | 17,354 | 45,500 | (28,146) | 52,834 | 70,188 | 78,000 | 7,812 |
| Education and Training | - | 8,045 | 10,383 | (2,338) | 9,100 | 17,145 | 17,800 | 655 |
| Office Supplies and Expense | 14,504 | 29,045 | 34,300 | (5,255) | 37,600 | 66,645 | 58,800 | (7,845) |
| Advertising, Promotion and Association Dues | 1,720 | 99,999 | 148,269 | (48,270) | 151,421 | 251,420 | 254,175 | 2,755 |
| Contingency | - | - | - | - | - | - | 180,000 | 180,000 |
| Total Operating Expense | 355,396 | 3,183,381 | 3,431,283 | (247,902) | 2,815,973 | 5,999,354 | 6,076,485 | 77,131 |
| Operating Income (Expense) before other items | 391,118 | 653,517 | (75,445) | 728,962 | 152,475 | 805,992 | 337,808 | 313,921 |
| Depreciation and Other (Income) Expenses: | | | | | | | | |
| Depreciation Expense | 265,443 | 1,887,677 | 1,866,667 | 21,010 | 1,327,216 | 3,214,893 | 3,200,000 | (14,893) |
| Interest Income | (323) | (17,998) | (11,667) | (6,332) | (9,413) | (27,411) | (20,000) | 7,411 |
| Interest Expense | 1,259 | 12,929 | 126,892 | (113,963) | 199,768 | 212,697 | 217,529 | 4,832 |
| Waterfront Development | - | 15,884 | 40,833 | (24,949) | 54,151 | 70,035 | 70,000 | (35) |
| Municipal Support | - | - | - | - | - | - | - | - |
| (Gain)Loss on Asset | - | - | - | - | - | - | - | - |
| Net Depreciation and Other (Income) Expenses | 266,379 | 1,898,491 | 2,022,725 | (124,234) | 1,571,722 | 3,470,213 | 3,467,529 | (2,684) |
| Change in Net Position Before Capital Funding | 124,739 | (1,244,975) | (2,098,171) | 853,196 | (1,419,247) | (2,664,222) | (3,129,721) | 316,606 |
| Public Private Partnership Revenue | 199,902 | 6,853,016 | | 6,853,016 | 10,496,984 | 17,350,000 | - | 17,350,000 |
| Capital Grant Revenue | 57,000 | 3,868,831 | 3,000,000 | 868,831 | 11,000,000 | 14,868,831 | 4,500,000 | 10,368,831 |
| Grant and Private Partner Revenue | 256,902 | 10,721,848 | 3,000,000 | 7,721,848 | 21,496,984 | 32,218,831 | 4,500,000 | 27,718,831 |
| Development Expense Empire Wind Project | (214,902) | (6,944,531) | | (6,944,531) | (10,595,469) | (17,540,000) | - | (17,540,000) |
| Change in Net Position | 166,739 | 2,532,342 | 901,829 | 1,630,512 | 9,482,268 | 12,014,610 | 1,370,279 | 10,644,331 |
| | | | | | | | | |
| | | | | | | | | |



APDC External Affairs Update | July 2025

Media Relations

- Communications with local, regional, national, and industry media, including *Times Union*, *Albany Business Review*, *Spotlight News*, *La Presse*, *DDC Journal*, etc.

MEDIA COVERAGE

July 1, 2025 | *Capital Region Chamber News*

Port of Albany Senior Team Leaders accept Board Appointments

July 3, 2025 | *AAPA Seaports Advisory*

Port of Albany Senior Leaders Join Regional and Industry Boards

July 6, 2025 | *Albany Times Union*

Looking Back: Actor Darren McGavin awarded

July 11, 2025 | *Capital Region Chamber Fast Take*

Port of Albany Senior Team Leaders accept Board Appointments

July 15, 2025 | *AAPA press release*

Bipartisan Legislation to Protect Ports and Fund Inspections Facilities Reintroduced

July 30, 2025 | *AAPA press release*

AAPA Celebrates Introduction of the Port Cranes Tax Credit Act of 2025

Community Outreach | Engagement

- Attend meeting with Discover Albany for dockside/river-related events (Jul 16)
- Participate as judge for AAPA Lighthouse award nominations
- Participate in South End Community Coalition and South End Workforce Development calls
- Continuing research/conversations on Port Centennial celebrations with stakeholders

Speaking Opportunities | Tours | Events

- Coordinate details for DOL Teacher Training workshop (Jul 17)
- Coordinate details for HDR OSW focus group event (Jul 24)
- Coordinate details for PID event (Oct 15)
- Begin planning for 2025 3Q/4Q Port events

Internal Communications

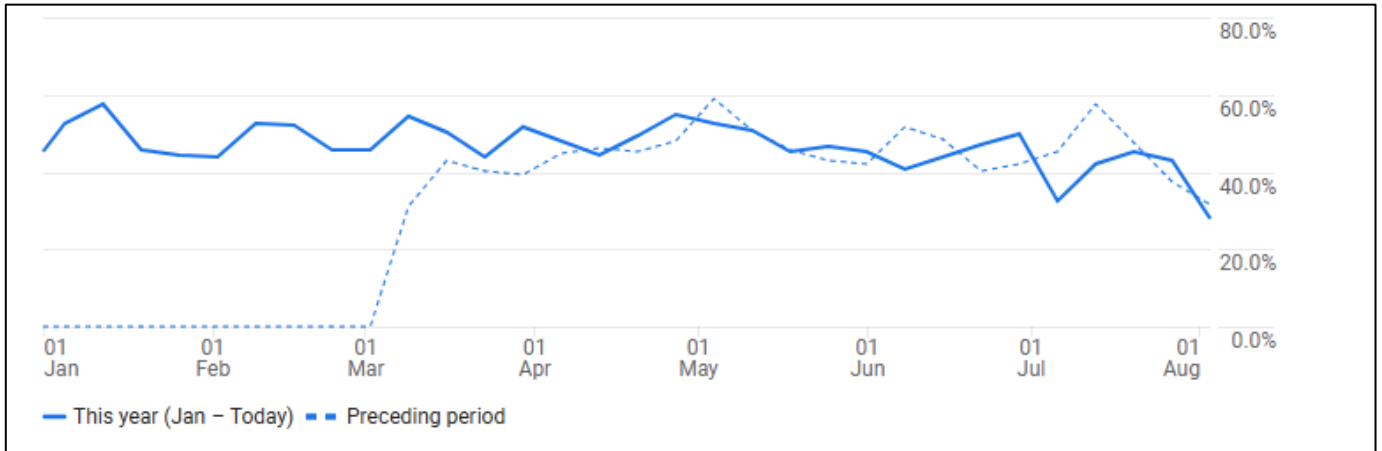
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Serve as liaison to Albany Maritime Ministry
- Serve as liaison to Logistec [Corporate Communications]
- Serve as liaison to AAPA Communications Office and PR Committee
- Maintain regular communication with City of Albany Neighborhood Specialist
- Maintain regular communication with Town of Bethlehem

Marketing | Advertising | Collateral Development

- Continue to update/tweak website design
- Coordinate details for AAPA Convention Welcome video shoot
- Finalize poster panel design and production for Port Administration Building
- Continuing efforts on collateral design and content calendar

Web Traffic

- **Active Users: 899** (↓3%) [YTD: **6.6K** (↑60.9%)] | **Engagement rate: 47.8%** (↑6.4%)



- **Top 5 Countries by Active Users**

| | |
|---------------|--------|
| United States | 81.73% |
| India | 2.73% |
| Hong Kong | 2.49% |
| Canada | 1.94% |
| Germany | 1.47% |

- **Top 5 Pages by Views**


| | |
|-------------------------|--------|
| Home | 32.58% |
| Procurement | 6.85% |
| Operations & Facilities | 3.01% |
| RFPs | 2.86% |
| Staff | 2.83% |

Social Media

| Facebook | Instagram | LinkedIn |
|---|--|---|
| Followers 1,744 ↑ | Followers 395 ↑ | Followers 1,548 ↑ |
| Views 23,242 (↓20.7%) | Views 1,811 (↓24.5%) | Impressions 401 (↓52.7%) |
| Reach 6,548 (↓12.4%) | Reach 625 (↓35.2%) | Page views 58 (↓28.4%) |
| Interactions 683 (↓53%) | Interactions 162 (↑9.5%) | Unique visitors 32 (↓3%) |
| Visits 1,096 (↑28.3%) | Visits 41 (↓29.3%) | New followers 15 (↑25%) |
| Follows 18 (↓58.1%) | Follows 14 (↑7.7%) | Engagement 10.2% |
| Top Post Overlooking the Port Reach: 1,628 | Top Post BBC Eagle from the river reel Reach: 484 | Top Post Direct: Hendrick/Stuto Reach: 21 Repost: Amazon Data Center (Keim) Reach: 74 |

Port of Albany is at Port of Albany.
July 26 at 7:09 AM · Albany, NY · 🌐

Overlooking the port. This morning we have a vessel that will be offloading wood pulp. And in a day or two they'll be loading some GE heavy lift pieces. #portlife #alb... See more



👍 Boost this post to get more reach for Port of Albany.

You, Joey Martin and 27 others

Like Comment Share

**RESOLUTION 25-2025
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 leased approximately 12.5 acres to Ardent Mills LLC (“Ardent Mills”), with their current lease with the APDC ending on April 30, 2038, with two renewal periods available; and

WHEREAS, Ardent Mills has requested APDC’s consent to allow it to construct a new grain truck loading building, associated loading equipment and a new truck weighing scale that would allow for more streamlined access for trucks moving in and out of the facility that is also protected from the elements (the “Project”); and

WHEREAS, Ardent Mills is up-to-date with lease payments and in compliance with all terms under its current lease with APDC.

NOW, THEREFORE, BE IT RESOLVED, that the APDC hereby grants it consent to Ardent Mills to construct the Project and authorizes the Chief Executive Officer to execute any document(s) required to facilitate this request.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 27, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 26-2025
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, section 5 subsection 6 of the APDC Enabling Legislation authorizes the APDC to “to sell, rent, exchange or dispose of any property, real or personal, as may seem advisable”; and

WHEREAS, the APDC owns six parcels of real property totaling approximately 21.5 acres, adjacent to South Pearl Street and Binghamton Street in the City of Albany, more particularly described as Tax Map Numbers 87.14-1-6, 87.10-2-8, 87.10-2-7.10, 87.10-2-3.2, 87.9-3-2 and 87.9-3-1 (“the Parcels”); and

WHEREAS, Albany County has proposed purchasing the Parcels from the APDC for municipal purposes; and

WHEREAS, the negotiated purchase price of \$999,999 is in accordance with the market value of the property and pursuant to the APDC Property Disposition Policy.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to facilitate the conveyance of the Parcels to Albany County at a purchase price of \$999,999 and any and all costs associated with the closing.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 27, 2025
Prepared by:
Patrick K. Jordan, Esq.