



ALBANY PORT DISTRICT COMMISSION MEETING

September 24, 2025

Immediately Following the Finance Committee Meeting

AGENDA

- 1) Approval of Minutes from the July 30, 2025 Commission meeting and the September 3, 2025 Special 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) Shed #5 Roof Replacement & Repair Change Order (Resolution 27-2025)**
- 9) High Voltage Substation Construction Contract Award (Resolution 28-2025)**
- 10) Other Business (by Chairperson)**
- 11) Enter Executive Session¹**
- 12) Exit Executive Session**
- 13) Next Meeting: Wednesday, October 29, 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, Chaplin 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
MINUTES OF A SPECIAL MEETING
September 3, 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, Director of Security Stock and Administrative Assistant DiLillo.

PUBLIC COMMENT

There were no public comments.

ARDENT MILLS CONSENT FOR IMPROVEMENTS

Counsel Jordan presented Resolution 25-2025 related to Ardent Mills' request to make improvements to their grain elevator site property. Ardent Mills is proposing to add approximately \$3 million of improvements to construct a new grain loading truck housing structure, associated loading equipment and a new truck weighting scale that would allow for more streamlined access for trucks moving in and out of the facility. Port staff feel that these infrastructure improvements show that Ardent Mills will continue to be a long-term tenant. Commissioner Coffey asked if Ardent Mills would need SWPPP permit. Counsel Jordan responded that he would confirm that Ardent Mills follows all required regulations. Chairperson Steffens called for a motion for the APDC to grant consent to Ardent Mills to construct the infrastructure improvements and authorizes the CEO to execute any documents required to facilitate this request. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

CONVEYANCE OF PROPERTY TO ALBANY COUNTY

Counsel Jordan presented Resolution 26-2025 related to the conveyance of six parcels of APDC real estate totaling approximately 21.5 acres, which are adjacent to South Pearl Street and Binghamton Street in the City of Albany, to the County of Albany. He noted that both the APDC and the County of Albany have received appraisals and from the appraisals received they have negotiated a purchase price of \$999,999, which the Albany County Legislature has authorized. Albany County is proposing to construct a new fire training center on the site to be utilized by fire departments within the County and adjacent fire districts. CCO Daly noted that with the new technologies being used at the facility there would be limited to no effect on the residential and

nonresidential neighbors. Counsel Jordan also noted that the sale of the parcels is in line with the APDC property disposition policy according to the NYS Public Authorities Law. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to facilitate the conveyance of the parcels to Albany County at a purchase price of \$999,999 and all costs associated with the closing. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

OTHER BUSINESS

No other business for discussion.

EXECUTIVE SESSION

There were no items for discussion in Executive Session.

NEXT MEETING

Chairperson Steffens informed those in attendance that the **next meeting of the APDC Board of Commissioners meeting will be Wednesday, September 24, 2025 immediately following the Finance Committee meeting being held at 12:00 p.m.**

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



APDC External Affairs Update | August 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

August 5, 2025 | *Albany Times Union*

Bethlehem residents speak out against Beacon Island project at hearing

August 5, 2025 | *Albany Times Union*

State releases final study on ideas to redevelop I-787

August 5, 2025 | *Sun Community News*

Minerva seniors visit Port of Albany aboard Dutch Apple Cruise

August 12, 2025 | *Albany Times Union*

SEEN: Downtown Albany BID 2025 Annual Meeting

August 21, 2025 | *AAPA Seaports Advisory*

Congratulations to the 2025 Lighthouse Awards Finalists

August 25, 2025 | *Albany Times Union*

Looking Back: Aerial view of the Port taken Aug. 25, 1935

August 28, 2025 | *AAPA Seaports Advisory*

Port of Albany Issues RFP for Wharf Infrastructure Upgrades

August 28, 2025 | *American Journal of Transportation*

Port of Albany releases RFP for wharf infrastructure upgrades

August 29, 2025 | *Port Strategy*

Port of Albany invites wharf upgrade bids

August 30, 2025 | *Albany Times Union*

Port of Albany seeks contractor for upgrades to wharf, rail line

Community Outreach | Engagement

- Elected Chair of the AAPA PR Committee
- Attended Downtown Albany BID Annual Meeting (8/7)
- Attended Callanan Customer Appreciation Lunch (8/19)
- Participated in conversation with Department of State re: Sister Port program
- Participates in South End Community Coalition and South End Workforce Development calls
- Continuing research/conversations on Port Centennial celebrations with stakeholders

Speaking Opportunities | Tours | Events

- Coordinated visit of AAPA staff Liz Mancini and Jonathan Toomey (8/25)
- Begin planning for 2025 3Q/4Q Port events

Internal Communications

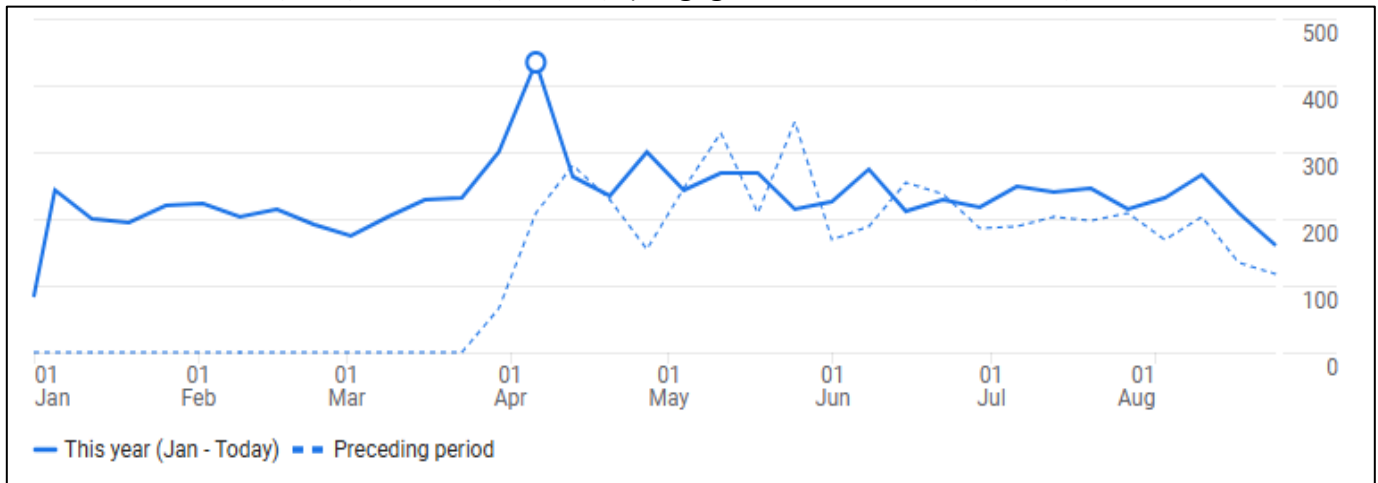
- Coordinated World Photography Day contest with staff on social media with huge return
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Serve as liaison to Albany Maritime Ministry, Logistec [Corporate Communications], and AAPA Communications Office/PR Committee
- Maintain communication with City of Albany Neighborhood Specialist and Town of Bethlehem Supervisor

Marketing | Advertising | Collateral Development

- Completed and submitted AAPA 2025 Convention Welcome video
- Continuing to update/tweak website design
- Continuing efforts on collateral design and content calendar

Web Traffic

- **Active Users: 867** (↓3%) [YTD: **7.3K** (↑75.6%)] | **Engagement rate: 48.1%** (↑7.4%)



Top 5 Countries by Active Users

United States	87.54%
India	3.11%
United Kingdom	1.96%
Canada	1.15%
Germany	0.92%

Top 5 Pages by Views

Home	30.84%
Procurement	13.8%
Operations & Facilities	5.14%
Staff	4.41%
Tenants	3.4%

Social Media

Facebook	Instagram	LinkedIn
Followers 1,865 ↑	Followers 395 ↑	Followers 1,550 ↑
Views 101,386 (↑366.2%)	Views 8,729 (↑584.1%)	Impressions 101 (↓82.2%)
Reach 47,992 (↑647.3%)	Reach 1,604 (↑524.1%)	Page views 44 (↓33.3%)
Interactions 2,646 (↑356.2%)	Interactions 475 (↑223.1%)	Unique visitors 26 (↓23.5%)
Visits 3,949 (↑298.5%)	Visits 101 (↑206.1%)	New followers 7 (↓56.3%)
Follows 136 (↑871.4%)	Follows 11 (↑10%)	Engagement 13.9%
Top Post Heavy Lift (reel) Reach: 7,114	Top Post Heavy lifting on a Sat Reach: 459	Top Post Greening the Fleet (repost Gansler) Reach: 60

Port of Albany
August 13 at 11:30 AM · 🌐

In anticipation of World Photography Day, we'll be showcasing 50 photos submitted by staff throughout the next week. Winners (based on total reactions/reach, so like/share/repost your favorites) will be announced on Aug 19. Vote early and often!

ENTRY #10
#portofalbany #hudsonriver #maritime #albany #photographyeveryday #photooftheday #photographer

**RESOLUTION 27-2025
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, on May 28, 2025 the APDC Board authorized a contract with Titan Roofing, Inc for Shed 5 Roof Replacement and Repairs; and

WHEREAS, upon initial inspection of the structure it was determined that the contract would include a replacement of up to 5% of the deteriorating decking. Once removal of the roof commenced and closer access to further investigate the decking below was permissible, it was determined that there was additional rotting than originally suspected and therefore further repair is required; and

WHEREAS, these additional repairs will be funded through a grant under the NYSDOT Passenger and Freight Rail Assistance Program; and

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to process Titan Roofing Inc.’s Change Order 1 at a cost not to exceed \$33,981. The new contract cost will be \$636,781.

Signed: _____
(Assistant) Secretary

Date of Authorization: September 24, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 28-2025
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, it is the APDC objective to install a substation and advance the readiness that allows access to 115Kv power lines to the Project; and

WHEREAS, the APDC issued an RFP dated August 14, 2025, soliciting bids from qualified contractors to provide High Voltage Substation Construction Services; and

WHEREAS, the APDC has secured funds from the Empire State Development FAST NY Grant Program for infrastructure improvements that will allow the Port to complete the installation of the high voltage substation; and

WHEREAS, in response to the RFP, _____ responses were received and reviewed by a committee (“Review Team”) to evaluate the responses and to ensure compliance with the bidding specifications; and

WHEREAS, based on the responses and evaluation process, the Review Team determined _____ to be the lowest, most responsive and responsible bidder and recommends that the Board award the contract for High Voltage Substation Construction Services to _____ at a cost not to exceed \$ _____ .

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the contract for High Voltage Substation Construction Services to _____ at a cost not to exceed \$ ____ .

Signed: _____
(Assistant) Secretary

Date of Authorization: September 24, 2025

Prepared by:
Patrick K. Jordan, Esq.