



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.