



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.