



ALBANY PORT DISTRICT COMMISSION MEETING OCTOBER 29, 2025

Immediately Following the Finance Committee Meeting

AGENDA

- 1) Approval of Minutes from the September 24, 2025 Commission meeting**
- 2) Public Comment**
- 3) Financial Update (by CFO Stuto)**
- 4) External Affairs and Communications Update (by DEA Vavura)**
- 5) Ships, Barge and Tonnage Report**
- 6) Real Property/Development Update (by CCO Daly, SCM Yagan)**
- 7) 2026 Budget Approval (Resolution 29-2025) (CFO Stuto)**
- 8) Hudson River Trading Game Program Sponsorship (Resolution 30-2025)
(General Counsel Jordan)**
- 9) Audit Services Award (Resolution 31-2025) (CFO Stuto)**
- 10) Muser Rutledge Additional Services (Resolution 32-2025)(CFO Stuto)**
- 11) Other Business (by Chairperson)**
- 12) Enter Executive Session¹**
- 13) Exit Executive Session**
- 14) Next Meeting: Monday, November 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

September 24, 2025

Commissioner Coffey called the meeting to order. In attendance were Commissioners Cinquanti and Tagliento. 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 Cedric Nakashima, Logistec Operations Manager.

Commissioner Coffey introduced the minutes of the July 30, 2025 Commission meeting and September 3, 2025 Special Board meeting. No changes were made to either of the minutes. Commissioner Coffey called for a motion to approve both minutes. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

PUBLIC COMMENT

Rev. Kate Drefke, Chaplain for Albany Maritime Ministry spoke to the Board about the Maritime Ministry's upcoming events which include the Christmas at Sea Hospitality Program, the Maritime Ministry's Annual Open House and a Beer & Carols Holiday event.

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 preliminary results through August 31, 2025. She reported that currently the operating revenue budget to forecast variance has a surplus of \$527,000 and the operating expenses have a positive variance of \$171,000 for a total positive variance in net position before capital funding of \$358,000. CFO Stuto reported that she reviewed in detail with the committee the revenue, expenses and other income expenses and expects to be at \$12.2 million in net position at the end of the year.

CFO Stuto also reported that she reviewed with the Finance Committee the proposed 2026 Budget along with line-item changes and increases in dockage, wharfage and other fees. She noted that the proposed budget includes a \$200,000 increase in revenue and a \$300,000 increase in operating expenses. She expects to have \$15 million in capital grant revenue in 2026 for a budgeted change in net position of \$12 million. She noted that the Finance Committee discussed their comfort level in revenue related to the proposed budget for 2026 and CFO Stuto agreed to work on raising that confidence level to 90% before the Board's consideration of approval at the next Board meeting.

Commissioner Coffey thanked CFO Stuto for her detailed financial report and thorough proposed budget presentation.

CFO Stuto thanked the Port team for their assistance in preparing the proposed 2026 Budget.

CEO UPDATE

- CEO Hendrick reported that the Port team hosted a meeting with Sprague Energy's regional management team to tour the Port's facility and to discuss Sprague's production of a new clean renewable diesel. The port team is currently working with Sprague to utilize this renewable diesel for the Port's equipment.
- Representatives from the American Association of Port Authorities (AAPA) visited with Port staff and engaged in various committee discussions where Port staff are either chair or members of.
- Port staff will be attending the annual AAPA Conference in Quebec City, Canada in October.
- CEO Hendrick reported that he will be out of the office for few months. In his absence management staff will meet weekly to address any pertinent items.

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 RFP solicitation for the wharf project. She reported that the Port staff submitted a welcome video for the AAPA conference that Port staff will be attending. She also reported that she was elected as Chair of the Public Relations Committee for the AAPA. DEA Vavura noted that the Port has been listed as a finalist for a Lighthouse Award which is given by the AAPA. The winner will be announced at the annual convention.

DEA Vavura provided the Board with an additional report covering the Port's web and social media traffic for August, noting that it has been consistent throughout the month. She also spoke about the Port's best photo event that staff participated in for World Photography Day.

SHIPS, BARGES & TONNAGE UPDATE

Logistec's Operations Manager Cedric Nakashima provided a brief update to the Board. He reported that four vessels docked at the Port in the month of August carrying project cargo, wind components and scrap metal, totaling 9,844 metric tons. Throughput via trucking of 2,673 metric tons of cargo were imported and 2,518 metric tons of cargo were exported.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly provided the Board with a brief update. She noted that Port staff hosted a tenant meeting last month where representatives from the Foreign Trade Zone attended to discuss FTZ strategies and the effects on the maritime industry. The Port along with Logistec has started to pursue the application process for a potential Foreign Trade Zone designation at the Port. Representatives from the NYS Department of Labor also attended the meeting for outreach and support of workforce development for the Port tenants and neighbors.

DSI Schneidawin reported that the Port and Logistec have partnered in pursuing a US DOT Public Partnership Merit Grant in an effort to implement an innovative cargo handling solution. This \$1.4 million grant would allow for the Port and Logistec to purchase specialized scrap metal handling equipment that would ensure the safest and most efficient way to move and transport scrap metal out of the terminal. Announcement of the grant award is expected to be within the first quarter of 2026. DSI Schneidawin noted that he attended a Global New York Export Promotion Tour hosted by Empire State Development where representatives visit the regional economic development areas throughout the state and bring together all their foreign official officers throughout the world to discuss what is taking place in their area from an export potential perspective. DSI Schneidawin was also able to meet with representatives from Montreal and Mexico which gave him the opportunity to bring more awareness of the Port of Albany.

SCM Yagan provided the Board with an update of current projects that he has been working on, highlighting on the procurement for the upcoming phase of the expansion site which will include the installation of a substation, installation of a sanitary wastewater treatment plant, a fire pump house and intake along with a wharf pile test program. He stated that he is working with National Grid to start up the transmission tap work which will support and provide power to the substation. He noted that National Grid has completed the installation of the access road and their foundation installation for the transmission structures. Crews have also completed the signalization at Corning Hill and River Road. SCM Yagan has also been assisting and supporting staff on the RFEI process for the expansion site and the application process for the Electric Capital Investment Incentive grant. Commissioner Coffey asked SCM Yagan if he could provide him with a spreadsheet of the expansion project items and the other highlights he covered in his report including dates for each. SCM Yagan said that he would.

CCO Daly noted to the Board that the funding from the NYSERDA Infrastructure grant is still possible and would be key to the new scope of work related to the wharf at the expansion site. She is awaiting an announcement.

SHED 5 ROOF REPLACEMENT & REPAIR CHANGE ORDER

CFO Stuto presented Resolution 27-2025 for a change order for Roof Replacement and Repairs for Shed 5. She noted that the initial inspection included replacement of up to 5% of the deteriorating decking and once removal of the roof commenced and further inspection of the decking was permissible, it was determined that further repairs were required. The Port's engineering consultant was called in to work with Titan Roofing on the repair cost. Commissioner Coffey asked if a contingency was set up in the original contract. General Counsel

Jordan responded that there was not. Commissioner Coffey called for a motion to authorize the CEO to execute the necessary documents to process Titan Roofing, Inc.'s change order #1 at a cost not to exceed \$33,981, with a new contract cost of \$636,781. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

HIGH VOLTAGE SUBSTATION CONSTRUCTION CONTRACT AWARD

CFO Stuto presented Resolution 28-2025 for the High Voltage Substation Construction Services Contract. She noted that an RFP solicitation was released on August 14th, a mandatory walk through took place on August 22nd, a second walk through took place on August 28th and three addendums were issued. Two bids were received on September 19th and evaluated. The Port team recommended awarding to the lowest responsible bidder, DLC Electric at a cost not to exceed \$3,235,100. Commissioner Coffey called for a motion to authorize the CEO to execute the necessary documents to award the Contract for High Voltage Substation Construction Services to DLC Electric at a cost not to exceed \$3,235,100. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

OTHER BUSINESS

No other business for discussion.

EXECUTIVE SESSION

There were no items for discussion in Executive Session.

NEXT MEETING

Commissioner Coffey informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday, October 29, 2025 immediately following the Finance Committee meeting being held at 12:00 p.m.**

Commissioner Coffey 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 | September 2025

Media Relations

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

MEDIA COVERAGE

September 2, 2025 | *WorkBoat*

Port of Albany issues RFP for wharf infrastructure upgrades

September 3, 2025 | *Progressive Railroading*

Port of Albany issues RFP for on-dock rail infrastructure upgrades

September 3, 2025 | *Capital Region Chamber Fast Take*

Port of Albany Releases RFP for Wharf Infrastructure Upgrades

September 8, 2025 | *Rensselaer Regional Chamber Member News*

Port of Albany releases RFP for Wharf Infrastructure Upgrades

Community Outreach | Engagement

- Attended AAPA PR Committee planning session and meeting (9/8, 9/9)
- Helped coordinate details for Sprague Leadership event (9/18)
- Worked with Capitalize Albany on annual text submission
- Coordinating tenant outreach with Department of Labor
- Participating in South End Community Coalition and South End Workforce Development calls
- Continuing research on Port Centennial celebrations with stakeholders

Speaking Opportunities | Tours | Events

- Coordinated and attended Port Tenant + Friend Fall Coffee (9/10)
- Continued planning for 4Q/2025 and 2026 Port events

Internal Communications

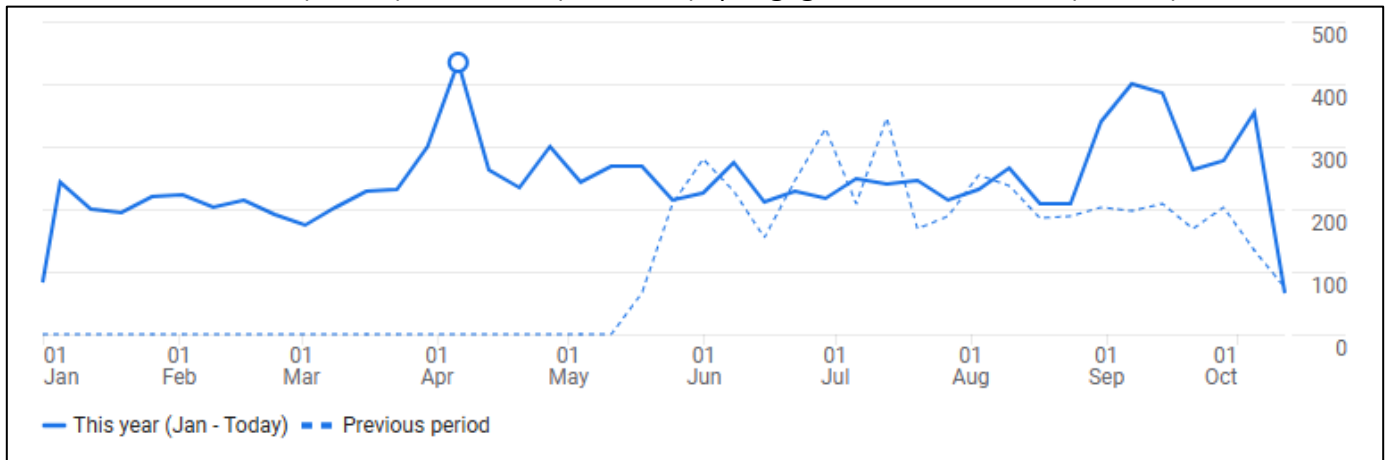
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Serve as liaison to Albany Maritime Ministry, Logistec [Corporate Communications], and AAPA Communications Office/PR Committee
- Maintain communication with City of Albany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

Marketing | Social Media | Advertising | Collateral Development

- Completed updates on PoA/Logistec landing page
- Continuing to develop content, schedule, track, and quantify social media
- Developing advertising as needed
- Continuing to update/tweak website design
- Continuing efforts on collateral design and content calendar

Web Traffic

- **Active Users: 1,091** (↑21%) [YTD: **9.3K** (↑124.3%)] | **Engagement rate: 47.2%** (↑5.2%)



Top 5 Countries by Active Users

United States	78.83%
China	5.96%
India	4.58%
Canada	2.02%
Ireland	1.10%

Top 5 Pages by Views

Home	31.25%
Procurement	14.78%
Staff	5.83%
Operations & Facilities	4.98%
Tenants	3.2%

Social Media

Facebook	Instagram	LinkedIn
Followers 1,888↑	Followers 417↑	Followers 1,578↑
Views 24,039 (↓76.4%)	Views 4,496 (↓49%)	Impressions 1,658 (↑1,850.6%)
Reach	Reach	
Interactions 685 (↓74.1%)	Interactions 156 (↓66.8%)	Page views 51(↑18.6%)
Visits 739 (↓81.5%)	Visits 34 (↓65.3%)	Unique visitors 51 (↑18.6%)
Follows 26 (↓81%)	Follows 19 (↑111.1%)	New followers 17 (↑240%)
Top Post OTD: Fulton steamboat Views: 2,443	Top Post Happy Labor Day Views: 268	Top Post Wharf upgrades RFP Impressions: 1,009

Port of Albany
Published by Penny Vavura · September 4 · ...

#otd: 1807 | Robert Fulton's Clermont arrived at the Port of Albany after 28-hour, 45-min journey from Jersey City with 24 passengers – the first successful regular passenger service on American waters by a stream propelled vessel. Captain Andrew Brink had the helm.

To learn more about the Port's history, visit <https://www.portofalbany.us/history>

#portofalbany #hudsonriver #maritime #albanyny #HistoricAlbany #OnThisDay #onthistdayinhistory #RobertFulton #clermontsteamboat #fultonfolly #steamboathistory

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for September 2025:

5 Project cargo ships, all for GE.

WHARF ACTIVITY for September 2025

LINE VESSELS	COMMODITY	TONNAGE-MT	CBM
IMP: BBC Pearl	Project	124.4	
EXP: BBC Pearl	Project	323.2	
EXP: BBC Pearl	Project	237.6	
EXP: BBC Rushmore	Project	380.2	
EXP: BBC Switzerland	Project	411.3	
		1,476.7	0.0

TERMINAL ACTIVITY for September 2025

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	1,315.32	69	
Timber Mats	0.00	0	
COILS	0.00	0	
STEEL	722.00	18	6
PROJECT	341.44	95	
WIND	3,227	43	
TOTAL	5,606.08	225	6

ANTICIPATED for October 2025:

1 Project Cargo ship, GE import and Export, 2 GE wind ships 93 pcs total.

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	14,767	0
Timber Mats	5,021	0
WIND	2,670	4,966
SCRAP	55,407	0
PROJECT	5,558	
CHPE	1,310	2,659
TOTAL	84,733	7,625

STORED CARGO September

COMMODITY	TONNAGE-MT	CBM
WOODPULP	5,152.74	
Timber Mats	0.00	
WIND	1,643.18	2,431
STEEL	424.81	
PROJECT	495.20	1,366.41
TOTAL	7,715.93	3,797.37

LONGSHOREMAN HOURS

Sep-25	YTD
3,274.00	24,948.5
SAFETY RECORD	
DAYS W/O LOST TIME	29

**RESOLUTION 29-2025
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, paragraph 4 of the APDC Enabling Legislation (“Legislation”) requires the APDC to “formulate and adopt a financial program”; and

WHEREAS, in accordance with the Public Authorities Accountability Act of 2005 (“PAAA”), the APDC is required to adopt the 2026 Budget no later than November 1, 2025; and

WHEREAS, the APDC Board of Commissioners has reviewed the proposed 2026 Budget.

NOW, THEREFORE, BE IT RESOLVED, that the APDC approves the 2026 APDC Budget.

Signed: _____
(Assistant) Secretary

Date of Authorization: October 29, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 30-2025
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, the APDC Sponsorship Policy permits APDC support of events and activities which advance 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 Hudson River Trading Game program (2025-2026 School Year) (“Event”); and

WHEREAS, the Event features activities to educate participants in certain economic and navigational aspects of the maritime-industry; and

WHEREAS, the 2025 approved APDC operating budget allocates an amount sufficient to support the Event at a sponsorship level not to exceed \$3,000.

NOW, THEREFORE, BE IT RESOLVED, that the APDC finds that this sponsorship request is in accordance with the Sponsorship Policy and authorizes the CEO or his designee to pledge APDC sponsorship of the Hudson River Trading Game Program (2025-2026 School Year) in an amount not to exceed \$3,000.

Signed: _____
(Assistant) Secretary

Date of Authorization: November 29, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 31-2025
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, on September 23, 2025, the APDC issued a Request for Proposals ("RFP") for Annual Financial Audit Services; and

WHEREAS, in response to the RFP, one proposal was received and reviewed by a committee of APDC management ("Review Team") to evaluate the response and make a recommendation to the Board of Commissioners; and

WHEREAS, after evaluating the proposal, the Review Team recommends awarding the contract for Annual Financial Audit Services to UHY, LLP for three years with two one-year extension options at a cost not to exceed \$32,500 for annual audit services and \$7,500 for any single purpose audit.

NOW, THEREFORE, BE IT RESOLVED, that the APDC awards the Annual Financial Audit Services contract to UHY, LLP for three years with two one-year extension options at a cost not to exceed \$32,500 for annual audit services and \$7,500 for any single purpose audit and authorizes the Chief Executive Officer or his designee to execute the necessary documents to facilitate the contract.

Signed: _____
(Assistant) Secretary

Date of Authorization: October 29, 2025

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 32-2025
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 "acquire, lease, erect, construct, make, equip and maintain port facilities within or outside the district" and in furtherance of the APDC mission, the APDC has embarked on a strategic infrastructure investment plan endeavoring to increase maritime heavy lift and project cargo capacities at APDC's facilities and focusing on making marine terminal improvements and efficiencies; and

WHEREAS, the APDC was awarded funding under the 2025 NYSDOT Passenger and Freight Rail Assistance Program (PFRAP) to assist in implementing the strategic infrastructure investment plan; and

WHEREAS, it has been determined that in order for the APDC and its tenants to import certain heavyweight and over-dimensional products the wharf infrastructure leading to the maritime terminal must be reconstructed to support such commercial efforts; and

WHEREAS, on November 25, 2024, the Board authorized the CEO to enter into a contract with Meuser Rutledge Engineering for the Wharf Infrastructure Engineering and Design Services; and

WHEREAS, under the APDC procurement requirements, professional services vendors must be selected based on variety of reasons including accountability, responsibility, skill, judgement and continuity of service; and

WHEREAS, the Design Phase of the project is complete, and the project has now advanced to the Construction Phase. Subsequently, the APDC solicited the professional services of Meuser Rutledge Engineering due to their ability to provide a continuity of service, their extensive experience related to the project, their extensive knowledge and expertise in maritime engineering, a high level of responsibility and judgement in their ability to provide an excellent work product, and a proven past performance while producing the initial and current infrastructure design work on the wharf; and

WHEREAS, based on the reviewed proposal response from Meuser Rutledge Engineering the APDC has determined that the proposal received is fair and reasonable.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer or his designee to execute the necessary documents to award the contract for Wharf Infrastructure Construction Phase Services to Meuser Rutledge Engineering at a cost not to exceed \$135,000.

Signed: _____
(Assistant) Secretary

Date of Authorization: October 29, 2025

Prepared by:
Patrick K. Jordan, Esq.