

ALBANY PORT DISTRICT COMMISSION
2026 Budget with 2025 Forecast - Actual Results through July 31, 2025

	Prelim YTD Jul-25	Forecast Aug - Dec 2025	Forecast 2025	Budget 2025	Proposed Budget 2026	Budget Increase (Decrease)	Forecast to Proposed Budget
Operating Revenue:							
Rental Income	2,551,716	1,822,654	4,374,370	4,317,793	4,400,000	82,207	25,630
Dockage Fees	245,328	175,234	420,563	500,000	460,000	(40,000)	39,437
Wharfage Fees:	159,922	114,230	274,152	200,000	288,000	88,000	13,848
Buckeye Revenue	50,000	100,000	150,000	150,000	150,000	-	-
Stevedore Fees and Services	320,852	378,311	699,163	620,000	700,000	80,000	837
Crane Equipment Rental	112,815	80,582	193,397	200,000	206,000	6,000	12,603
Security Fees	273,703	195,502	469,204	413,000	600,000	187,000	130,796
Other Services and Revenue	31,047	3,450	34,487	13,500	8,500	(5,000)	(25,987)
Total Operating Revenue	3,745,382	2,869,963	6,615,336	6,414,293	6,812,500	398,207	197,164
Operating Expenses:							
Payroll, Payroll Taxes and Fringe Benefits	2,181,021	1,526,514	3,703,836	3,866,602	3,958,544	91,942	254,707
Other Post Retirement Benefit Expense	-	100,000	100,000	100,000	100,000	-	-
Repairs, Maintenance and Utilities	403,285	379,292	782,577	469,658	485,888	16,230	(296,689)
Crane Parts and Repairs	12,965	100,000	112,965	125,000	132,000	7,000	19,035
Insurance	225,887	186,348	412,235	407,000	435,000	28,000	22,765
Professional and Consulting Fees	107,103	156,079	263,182	279,450	367,500	150,550	104,318
Service Contracts	98,677	120,483	219,160	240,000	260,000	20,000	40,840
Security and Safety Costs	17,354	52,834	70,188	78,000	79,000	1,000	8,812
Education and Training	8,045	9,100	17,145	17,800	17,000	(800)	(145)
Office Supplies and Expense	29,045	37,100	66,879	58,800	66,800	8,000	(79)
Advertising, Promotion and Association Dues	99,999	151,421	251,420	254,175	247,675	(6,500)	(3,745)
Contingency	-	-	-	180,000	180,000	-	180,000
Total Operating Expense	3,183,380	2,819,171	5,999,587	6,076,485	6,329,406	315,421	329,819
Operating Income (Expense) before other items	562,002	50,792	615,748	337,808	483,094	82,786	(132,654)
Depreciation and Other (Income) Expenses:							
Depreciation Expense	1,887,677	1,327,216	3,214,893	3,200,000	3,220,000	20,000	5,107
Interest Income	(17,998)	(9,413)	(27,411)	(20,000)	(20,000)	-	7,411
Interest Expense	12,929	199,768	212,697	217,529	201,739	(15,790)	(10,958)
Waterfront Development	15,884	54,151	70,035	70,000	70,000	-	(35)
Municipal Support	-	-	-	-	-	-	-
(Gain)Loss on Asset	-	-	-	-	-	-	-
Net Depreciation and Other (Income) Expense	1,898,491	1,571,722	3,470,214	3,467,529	3,471,739	4,210	1,524
Change in Net Position Before Capital Funding	(1,336,489)	(1,520,930)	(2,854,466)	(3,129,721)	(2,988,645)	141,076	(134,179)
Public Private Partnership Revenue	6,944,531	10,595,469	17,540,000	-	-	-	(17,540,000)
Capital Grant Revenue	3,868,831	11,000,000	14,868,831	4,500,000	15,000,000	10,500,000	131,169
	10,813,363	21,595,469	32,408,831	4,500,000	15,000,000	10,500,000	(17,408,831)
Development Expense Empire Wind Project	(6,944,531)	(10,595,469)	(17,540,000)	-	-	-	17,540,000
Change in Net Position	2,532,342	9,479,070	12,014,365	1,370,279	12,011,355	10,641,076	(3,010)

ALBANY PORT DISTRICT COMMISSION
2026 BUDGET
Capital Items

	2023*	2024*	2025*	2026
SOURCES				
CAPITAL REPAIR & REPLACEMENT RESERVE	\$ 1,051,469	\$ 87,799	\$ 70,279	\$ 231,355
CAPITAL CONTRIBUTIONS **	<u>8,500,000</u>	<u>6,300,000</u>	<u>4,500,000</u>	<u>15,000,000</u>
TOTAL SOURCES	<u>9,551,469</u>	<u>6,387,799</u>	<u>4,570,279</u>	<u>15,231,355</u>
USES				
EXTERNAL BIG LIFT TRANSPORTATION ROUTE	1,500,000			
MARINE TERMINAL RECONSTRUCTION	2,500,000			
UPGRADES PER DEC LEASE RENEWAL				
SHED 1 REFURBISHMENT	3,500,000	1,300,000		
OTHER PROJECTS	1,000,000	3,000,000		200,000
SITE READY WORK		-		5,800,000
SHED 5 LOADING DOCK			110,000	
WHARF IMPROVEMENTS			3,000,000	9,000,000
SHED 3 AND 4 LIGHTING UPGRADES			137,000	
SHED 5 ROOF			800,000	
EQUIPMENT	<u>100,000</u>	<u>400,000</u>	<u>-</u>	<u>200,000</u>
TOTAL USES	<u>8,600,000</u>	<u>4,700,000</u>	<u>4,047,000</u>	<u>15,200,000</u>
SURPLUS/(DEFECIT)	<u>\$ 951,469</u>	<u>\$ 1,687,799</u>	<u>\$ 523,279</u>	<u>\$ 31,355</u>

* As reported

** Capital Contributions includes State and Federal Transportation, Economic Development and Energy programs.

ALBANY PORT DISTRICT COMMISSION (“APDC”)
2026 Proposed Budget
Overview

In accordance with the requirements of the Public Authorities Accountability Act (“PAAA”), public authorities with a December 31 fiscal year are required to adopt, make available on their website, and report in the Public Authority Reporting Information System (“PARIS”) their 2026 budgets.

Overall, the 2026 budget anticipates an increase in the APDC’s net position of approximately \$12 million. This anticipated increase assumes capital contributions of \$15 million in 2026. Capital contributions are typically grants received from state or federal sources. Absent of the capital contributions for 2026, the budget anticipates generating approximately \$231,000 to fund capital projects.

Certain items are reimbursable from LOGISTEC in accordance with the Terminal Operating Agreement (“Agreement”) between APDC and LOGISTEC. Accounting rules require these items to be recorded as expenses when incurred by APDC and revenue recognized when reimbursed by LOGISTEC; however, due to the unpredictable nature of these items and that on a net basis do not impact the operating budget, these items are not included for budgeting purposes.

During the development of the budget, proposed goals have been identified to guide the allocation of resources proposed for 2026 and beyond. Accomplishing these goals will bring new facilities online, stabilize and grow real estate revenue, position the APDC for future growth and contribute to environmental justice and address climate change.

Significant revenue and expense assumptions that have been used in the development of the 2026 budget are presented below.

REVENUE ASSUMPTIONS:

Revenue derived from operations is budgeted at approximately \$6.8 million. Budgeted operating revenue for 2026 represents a \$400,000 increase from 2025 budget and a \$197,000 increase compared to the current operating revenue projected for 2025. The major driver of this increase is the result of net growth in rental income along with an increase in the shared revenue from Logistec related to the volume of stevedore activity and an increased rate for Security provided services.

- Rental income through the leasing of APDC-owned real property is the largest single operating revenue component. Income from real estate represents over 65% of APDC’s operating revenue. APDC’s real estate portfolio serves as a stabilizing force to offset volatility in the maritime sector. Rental revenue is expected to increase by modest inflationary adjustments to rents, generally through CPI, as prescribed in the individual leases. The Port continues to renegotiate leases upon renewal to maximize our rental revenue.

- Maritime Related revenue is generated from charges for vessels being berthed at APDC-owned docks (dockage) and charges generated from the loading and unloading of vessels (wharfage). Additionally, the Agreement with LOGISTEC consists of two primary revenue components: a fixed amount related to LOGISTEC's operation of the APDC maritime terminal and a revenue sharing payment that is triggered upon LOGISTEC gross revenue exceeding specified thresholds. The 2026 budget reflects the fixed amount of the payment (\$305,000) and anticipates a 10% revenue share as defined under the terms of the Agreement.
- Services Revenue consists of fees generated primarily from two activities: security charges for the terminal and terminal escort charges for those entering the terminal without the necessary Transportation Working Identification Credentials ("TWIC"). Also included in this category are the charges collected for LOGISTEC's use of APDC's mobile harbor cranes. Of the amount budgeted for 2026, \$600,000 is for security charges and represents about 4,800 hours of chargeable security services and 2,500 TWIC escorts. The chargeable security hours are budgeted at a 45% increase and relate to a change in way hours are charged to a project. The 2026 budget anticipates 452 hours of billable crane hours, generating \$206,000 of revenue. The projected hours are decreased but are offset by a proposed increase in the hourly rate charged from \$450 to \$455. The crane revenue activity is correlated to the continued handling needs of the additional wood pulp customer and other break bulk commodities, which drives crane utilization.
- The Facility Related category primarily represents the revenue recognized through various reimbursements received primarily from LOGISTEC for the use of fuel, utilities, equipment rentals and other similar items utilized in the daily operation of APDC's terminal. As these items are effectively offset by expenses, this category is not budgeted for in 2026.

EXPENSE ASSUMPTIONS:

- 14 full-time salaried employees
- 8 full-time hourly employees
- 6 regular part-time security employees
- Static association membership (AAPA, NAPA, CEG, Green Marine, Capital Region Chamber, etc.)

Expenses incurred from operations ("OpEx") are budgeted at approximately \$6.3 million; this amount reflects a 4% increase (\$253,000) over the budgeted operating expenses for 2025. The major drivers of this change are Engineering Services and Consulting and Salary and Benefit expenses as detailed below.

- OpEx incurred for Salaries, Fringe Benefits and other related expenses are budgeted at approximately \$3.958 million for 2026. The overall change from the projected 2025 expense is \$254,000. Included in the 2026 budget a \$100,000 increase in salaries and FICA. This is comprised of a 2.7% COLA salary increase, performance based program to be valued mid-2026 and adjustments for competitiveness and retention . Approximately \$400,000 of the proposed salary expense has a revenue offset through the billing of security services. The fringe benefits budget has increased from the year-end projection by \$25,000. There is a 10% (\$780,000) increase in health insurance costs and APDC's NYS Retirement payment for 2026 is \$69,000 higher than in 2025.
- Professional Services are budgeted for an increase of \$104,000 from the current year end projection. This increase is in the Consultant line which includes business development and strategic planning resources as well as Engineering services.
- Administrative Expenses are expected to decrease \$5,000 over the 2025 projections, with a \$700 increase from the 2025 budget. We are budgeting for a decrease in Advertising and Marketing, which offsets an increase in Travel expenses. The proposed increase in travel expenses is for Maritime business development. Other fluctuations in the budget numbers are Office supplies, Printing & Stationery, Sponsorships, and Association dues.
- Facilities Equipment & Maintenance has a budgeted decrease of \$300,00 from the current year-end projection. The Port's lease payments for the Riverside Avenue property will end in February 2026. Crane Parts and Repair are budgeted at a \$7,000 increase from the 2025 budget and a \$19,000 increase from the current projection, due to the cycle of required maintenance.
- Security and Safety costs budget has been increased by a net of only \$1,000 from 2025 budget.

NON-OPERATING ACTIVITIES:

- Non-operating revenue is income derived from APDC's investment portfolio.
- Within the non-operating expense categories there are contractual amounts related to non-capital lease obligations of the APDC, and various charges related to other lease obligations.
- During 2014Q2 the APDC entered into a master lease agreement with a commercial bank for purposes of funding current and future capital items. Various APDC-owned assets are pledged as collateral under the terms of the lease agreement. An additional sub-lease was executed during Q4 2018 to partially fund capital project costs. In 2021 Q1, APDC extended the original 2014 lease for another 4 years. There are currently one lease outstanding, with expirations of May 2026. APDC has budgeted for an additional lease to be executed in 2026.
- For 2026, we have again included a contingency amount representing approximately 3% (or \$180,000) of operating expenses is being proposed to help stabilize the volatility in various maritime and maritime-related revenue activities and/or reduce the impact of unanticipated expenses on net position.

CAPITAL ITEMS:

- The 2026 budget anticipates generating approximately \$231,000 to fund necessary capital repairs and replacements in 2026 and reflects the fluctuations addressed earlier in this document. The performance of operating activities during 2026 will either reduce or increase the resources used to fund APDC's capital needs.
- Capital contributions totaling \$15 million are expected to be recorded by APDC in 2026. These amounts will be restricted to capital-related activities and are projected to supplement the amounts generated by APDC 2026 operating activities.