



ALBANY PORT DISTRICT COMMISSION MEETING

January 23, 2026

Immediately Following the Governance Committee Meeting

AGENDA

- 1) Approval of Minutes from the December 17, 2025 Commission meeting**
- 2) Public Comment**
- 3) Financial Update (CFO Stuto)**
- 4) CEO Update (CEO Hendrick)**
- 5) External Affairs and Communications Update (DEA Vavura)**
- 6) Ships, Barge and Tonnage Report**
- 7) Real Property/Development Update (CCO Daly, SCM Yagan)**
- 8) Election of 2026 APDC Officers (Resolution 01-2026)**
- 9) Annual Multi-Year Contract Review (Resolution 02-2026)**
- 10) Annual Policy Review (Resolution 03-2026)**
- 11) Wharf Infrastructure Upgrades Award (Resolution 04-2026)**
- 12) Construction of Wastewater Treatment Plant and Fire House at Beacon Island Award (Resolution 05-2026)**
- 13) Monitoring Services for Beacon Island (Resolution 06-2026)**
- 14) Other Business (by Chairperson)**
- 15) Enter Executive Session¹**

16) Exit Executive Session

17) Next Meeting: Wednesday, February 25, 2026

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

December 17, 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, DEA Vavura, SCM Yagan, Director of Security Stock and Administrative Assistant DiLillo.

Chairperson Steffens introduced the minutes of the November 24, 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 presented and reviewed the financials through November 30, 2025. She reported a \$50,000 variance in the revenue projection from last month. Operating revenue is projected to be \$600,000 over what was projected in the 2025 budget. These increases have affected all categories within the budget except for a decrease in dockage fees. There is a \$70,000 variance in operating expenses compared to October, which is a decrease in the expected expenses. At year end CFO Stuto expects to be under budget by \$225,000. All categories are below budget with the exception of maintenance and crane parts and repairs, which are projected to be over budget by a combined \$307,000. Commissioner Coffey asked if there was any particular item that created that increase in budget. CFO Stuto responded that the variance was due to the rent for the Rensselaer property, which was expected to end in June 2025, but was extended until February 2026. CFO Stuto continued to report that depreciation and other expenses continue to be consistent with October's projections and are expected to be under budget by \$224,000 at the end of the year. Grant and private revenue expenses are currently projected to be over by \$15 million compared to last month's projection of \$17.35 million, which is due to the final pad ready invoices for the expansion site. The 2025 change in net position is projected to be at \$1.9 million compared to the budget of \$1.37 million.

CEO UPDATE

- CEO Hendrick reported that he and CFO Stuto attended the North Atlantic Ports Association semiannual meeting in Alexandria, Virginia this month.
- CEO Hendrick noted that two new members have been appointed to the Federal Maritime Commission.
- CEO Hendrick thanked staff for coordinating a successful Tenant and Friends Holiday Luncheon. He noted that all who attended had a great time interacting with fellow tenants and staff.
- CEO Hendrick reported that Port staff and representatives from Logistec met this month and had discussions of future business development within the Port facility.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

DEA Vavura provided the Board with an update on recent events and communications related to maritime activity within and around the Port facility, highlighting on an article related to the expansion in the Design Develop Construct Journal. She reported that she is working on the highlights of 2025 for both Port and tenant projects.

DEA Vavura reported that web media views are growing steadily. She noted that for the first time the Port history page made it into the top five most viewed. Social media has grown to an average of 70 posts per month across all three platforms. The top post for November on Facebook was the day in history the electric train cars were moved out, for Instagram it was operations and maintenance hanging the American flag for Veteran's day and for LinkedIn it was the staff board appointments.

SHIPS, BARGES & TONNAGE UPDATE

CCO Daly noted that Logistec Operations Manager Sullivan was unable to attend the Board meeting. She reported that several vessels came through the Port facility during the month of November and December. Throughout the month of November there was a large amount of truck activity coming from General Electric carrying components related to power projects, particularly onshore wind projects. CCO Daly noted that these components are heading out by ship to Australia.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly provided the Board with an update. She reported that staff are actively pursuing or waiting on a few grant submissions, including a submission to National Grid for potential funding, a submission to NYSDOT for freight and rail port infrastructure and a federal grant submission with Logistec for port infrastructure, which includes equipment for moving commodities within the terminal.

Commissioner Coffey asked CCO Daly on a scale of 1 to 10 how important are the grant opportunities for the Port to advance operationally or vision wise? CCO Daly responded that realistically it would vary with each one. She would rate a few at a 5 or 8 but noted if not successful and depending on the competitiveness there could be a potential to form partnerships. CCO Daly mentioned that another grant could move the Port ahead from a modern standpoint on equipment. CCO Daly also mentioned that Port staff recently hosted the new Chief Economic Development Officer from the Center for Economic Growth where discussions took place on priorities and how the two entities can collaborate.

SCM Yagan provided the Board with an update on the expansion site. He reported that they are currently closing out the pad ready phase of work and receiving the last of the substation equipment that was procured. Contractors are now starting the shovel ready phase of the project which includes the substation installation. SCM Yagan said we are expecting to receive bids for the Wastewater Treatment Facility and Fire Pump House solicitation within the next few days and within the next few months he expects to be working on the site work phase of the project.

CAPITAL REGION CHAMBER SPONSORSHIP

Chairperson Steffens presented Resolution 36-2025 related to the sponsorship of the Capital Region Chamber Dinner being held on March 26, 2026. She noted that over 1,000 people attend this event and that it is a great opportunity for networking and visibility for the Port and its staff. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the Capital Region Chamber Dinner at the Premier Sponsor Table level at a cost not to exceed \$4,000. A motion was made by Commissioner Cinquanti, seconded by Commissioner Coffey and passed unanimously.

APPOINTMENT OF COMMITTEE MEMBERS

Chairperson Steffens presented Resolution 37-2025 related to the appointment of APDC Committee Members. She noted that the Governance Committee reviewed, discussed and approved of the proposed appointments. Chairperson Steffens called for a motion to approve Resolution 37-2025 as presented. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

OTHER BUSINESS

General Counsel Jordan reported that Port staff attended a holiday event hosted by the Maritime Ministry. He noted that it was well attended and brought in a lot of support. General Counsel Jordan also reported that Port staff attended a press conference with Albany County to move forward on transferring the land on South Pearl Street and Binghamton Street to Albany County for use as a proposed future fire training center. He also noted that he would be sending out emails to the Commissioners regarding Board Performance Evaluations and also sending out emails to both staff and Commissioners regarding conflict of interest declarations.

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 Friday January 23, 2026 immediately following the Governance Committee meeting being held at 12 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



APDC External Affairs Update | December 2025

Media Relations

- Communications with local, regional, national, and industry media, including *Times Union*, *Albany Business Review*, *TV stations*, etc.

MEDIA COVERAGE

December 3, 2025 | *Albany Times Union*

Photo: Ribbon of Light

December 15, 2025 | *Spectrum News 1*

New fire training facility planned for near Port of Albany

December 15, 2025 | *News 10 ABC*

Albany Co. plans for new fire training facility

December 20, 2025 | *Albany Times Union*

New barge anchorages banned in Hudson River

December 22, 2025 | *City & State New York*

The 2025 Upstate Power 100 (Cinquanti)

December 22, 2025 | *Rensselaer County regional Chamber of Commerce Member News*

Port of Albany-Rensselaer, New York | 2025 Year in Review

December 24, 2025 | *Albany Times Union*

Looking Back: 100 Years Ago (Roosevelt Field announcement)

December 26, 2025 | CBS6

Hochul criticizes offshore wind pause, warns of impact on NY jobs and energy prices

Community Outreach | Engagement

- Met with CEG Heather McDaniel (12/10)
- Helped coordinate details for Port Tenants + Friends Holiday Lunch (12/12)
- Coordinated LOS from Biers for Logistec federal funding request
- Serve as AAPA PR Committee chair coordinating planning sessions and monthly meetings
- Participating in South End Community Coalition and South End Workforce Development calls

Speaking Opportunities | Tours | Events

- Helped coordinate details for Albany County press conference re: Binghamton Street (12/15)
- Attended Albany Maritime Ministry's Beer & Carols event (12/15)
- Attended Bethlehem Chamber Holiday Networking Mixer (12/16)
- Helped coordinate details for NYS DOT Port RR press conference (Jan 2026)
- Helped coordinate details for Capital Region Chamber Leadership visit (1Q 2026)
- Continued planning for 4Q/2025 and 2026 Port events

Internal Communications

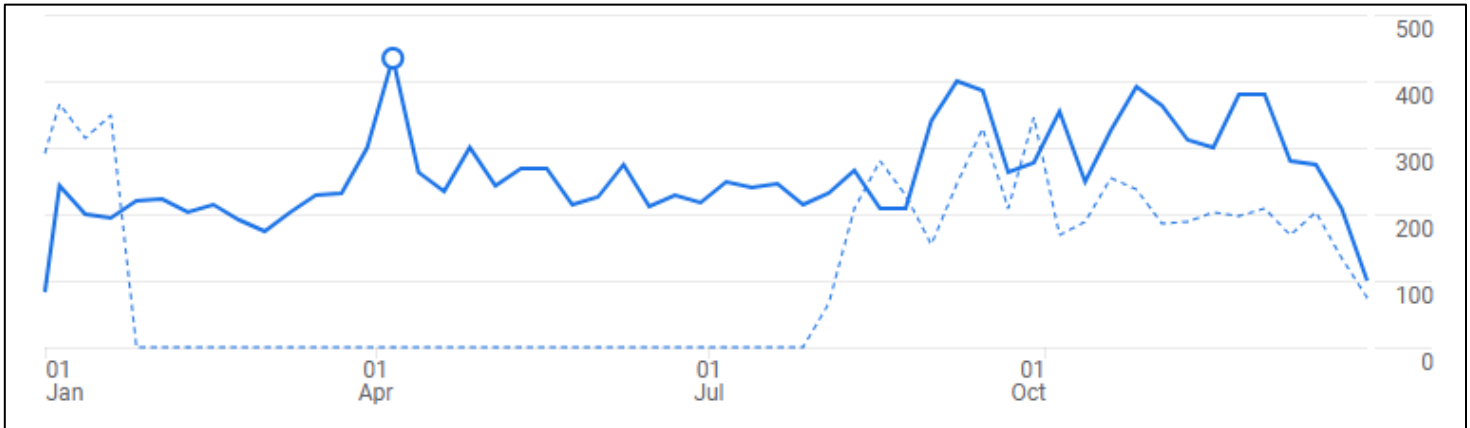
- Coordinating invite/details for Tenant Holiday luncheon (12/12)
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Serve as liaison to tenants, neighbors, Logistec [Corporate Comms], and AAPA Comms Office
- Serve as liaison to area Chambers of Commerce (communications)
- Maintain communication with City of Albany Neighborhood Specialist and Town of Bethlehem Supervisor

Marketing | Social Media | Advertising | Collateral Development

- Continuing to develop content, schedule, track, and quantify social media
- Continuing to update/tweak website design
- Continuing efforts on collateral design (banners) and content calendar

Web Traffic

- **Active Users: 1,161** (↓10%) [YTD: **12,511** (↑131.4%)] | **Engagement rate: 46.3%** (↓3.9%)




• Top 5 Countries by Active Users

United States	70.3%
China	3.5%
India	3.3%
Indonesia	2.5%
Canada Germany	1.8%

• Top 5 Pages by Views

Home	28.2%
Procurement	14.1%
Operations & Facilities	4.7%
Staff	4.1%
APDC Board	3.8%

Social Media

Facebook	Instagram	LinkedIn	Port of Albany
Followers 1,945↑	Followers 427↑	Followers 1,628↑	Published by Penny Vavura · December 2 at 2:54 PM · 🌐
Views 21,348 (↓38.2%)	Views 2,334 (↓38.7%)	Impressions 3,315 (↓59%)	Yes, you may have to clean the snow off of your car. And yes, you may have to clear your sidewalk and driveway...
Interactions 474 (↓45.5%)	Interactions 102 (↓42.4%)	Page views 32 (↓56.2%)	The Port's amazing Maintenance & Operations crew takes such good care of not only the 30-acre Maritime Terminal as well as all of the roadways throughout the Port District #UnsungHeroes Thank you for keeping our Port community safe in all kinds of weather!
Visits 626 (↓34.7%)	Visits 16 (↓11%)	Unique visitors 17 (↓48.5%)	#PortofAlbany #hudsonriver #albanyny #portsdrivetrade #upstateny #snow #noreaster #openyearround
Follows 15 (↓53.1%)	Follows 9 (↑50%)	New followers 18 (↓30.8%)	
Top Post M&O on a snowy day Views: 4,202	Top Posts OTD 2019 south wharf/ RORO AND M&O on a snowy day Views: 186	Top Post OTD 2011 Rensselaer wharf Impressions: 1,301	

For more information, contact Penny Vavura, pvavura@portofalbany.us, 518-339-6042

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for December 2025:	2 Project Cargo, 1 Scrap (26,000mt)
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WHARF ACTIVITY for December 2025

LINE VESSELS	COMMODITY	TONNAGE-MT	CBM
Amadeus Ruby	Project Cargo	58.2	
African Pelican	Scrap	26,000.0	
BBC Helsinki	Project Cargo	376.4	
		26,434.6	0.0

TERMINAL ACTIVITY for December 2025

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	1,734.27	91	
Timber Mats			
COILS			
STEEL	50.23	3	
PROJECT	555.86	32	1
WIND	3,006.43	38	
TOTAL	5,346.78	164	1

ANTICIPATED for January 2026:

Woodpulp 4500mt, 3 project cargo ships, and a project barge

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	23,074	0
Timber Mats	5,021	0
WIND	9,561	17,461
SCRAP	143,407	0
PROJECT	7,882	
CHPE	1,310	2,659
TOTAL	190,256	20,121

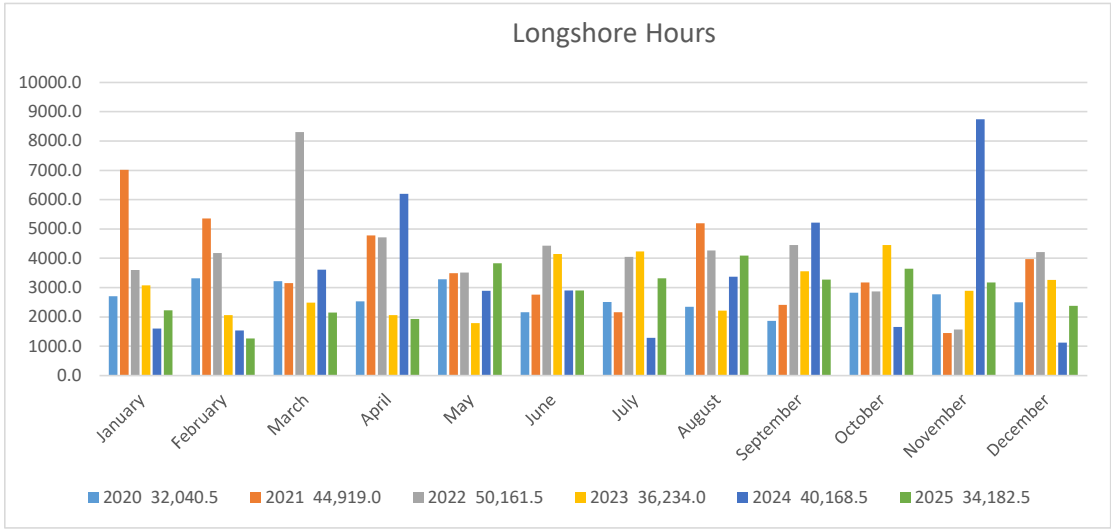
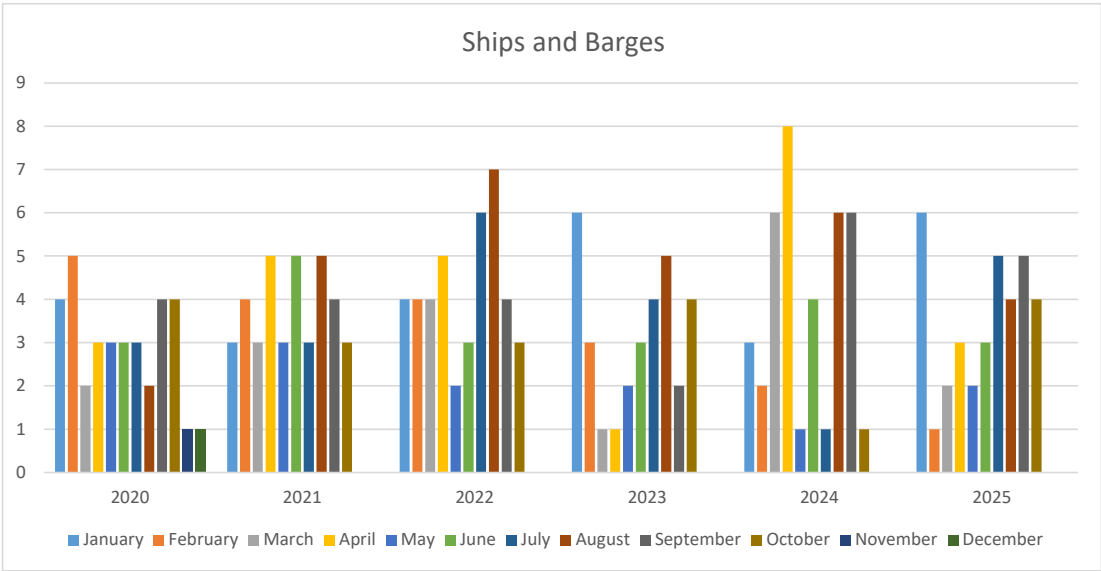
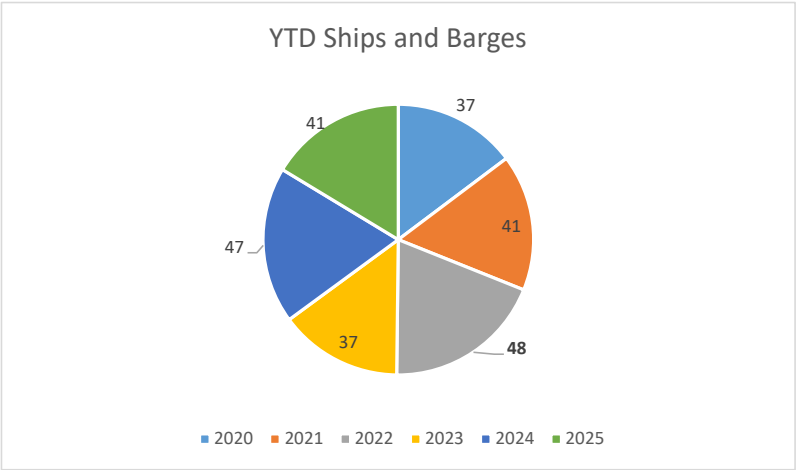
STORED CARGO December

COMMODITY	TONNAGE-MT	CBM
WOODPULP	4,585.58	
Timber Mats		
WIND	5,205.13	10,169.72
STEEL		
PROJECT	650.58	
TOTAL	10,441.29	10,169.72

LONGSHOREMAN HOURS

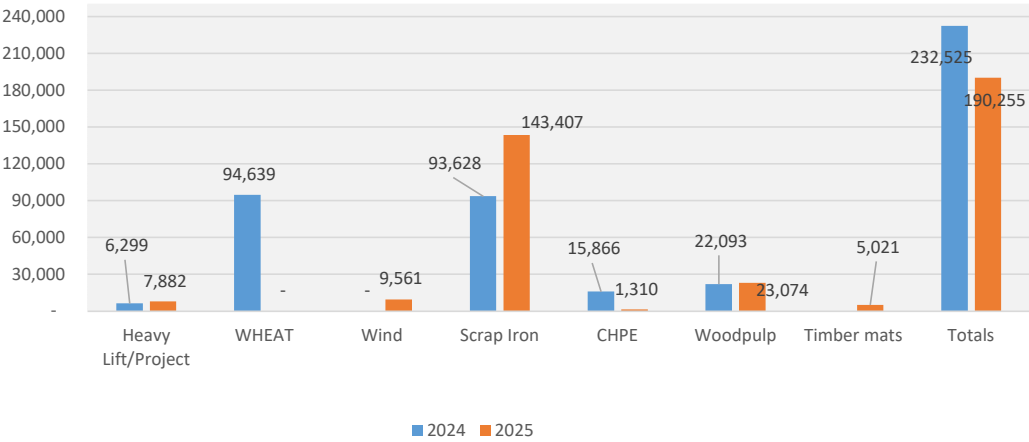
Dec-25	YTD
2,382.50	34,153.5
SAFETY RECORD	
DAYS W/O LOST TIME	121

December 2025 Maritime Comparisons

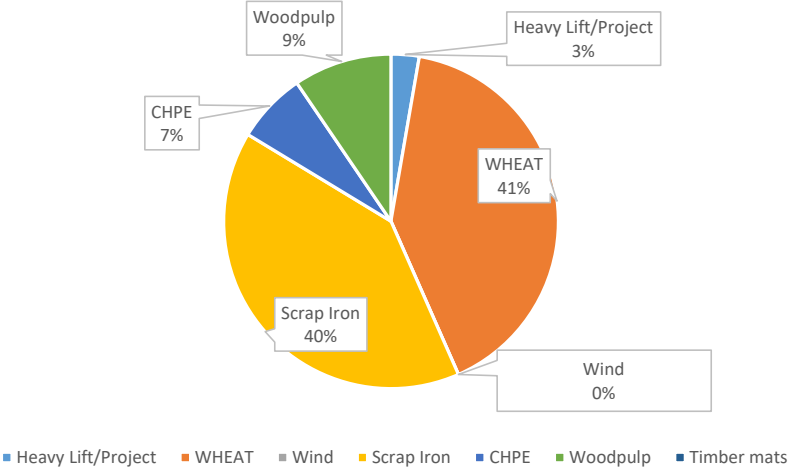


December 2025 Maritime Comparisons

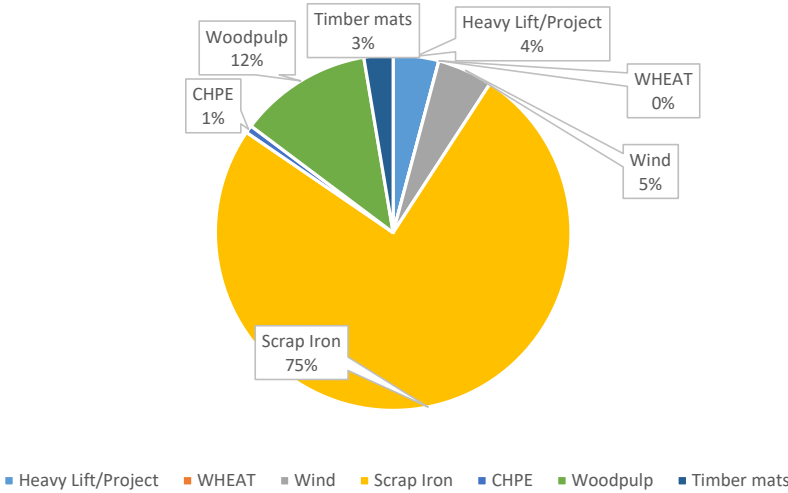
YTD Commodity Comparison through December



2024 January - December



2025 January - December



**RESOLUTION 1-2026
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, Article II of the APDC bylaws provides for the election of APDC officers in accordance with APDC’s enabling legislation and Public Authorities Law; and

WHEREAS, the Members of the Commission desire to approve the Commissioners listed below as the officers of the APDC for 2026:

Chairperson:	_____
Treasurer:	_____
Secretary:	_____
Assistant Secretary:	_____

NOW, THEREFORE, BE IT RESOLVED, that effective immediately, the APDC elects the Commissioners identified above as the officers of the APDC.

Signed: _____
(Assistant) Secretary

Date of Authorization: January 23, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 2-2026
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 2879 of the NYS Public Authorities Law requires procurement policies of state and local authorities to require annual board review of any contract involving services to be rendered over a period in excess of one year (the “Contracts”); and

WHEREAS, the Contracts requiring review are enumerated on Schedule A, which is attached to this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the APDC has reviewed the Contracts enumerated on Schedule A.

Signed: _____
(Assistant) Secretary

Date of Authorization: January 23, 2026

Prepared by:
Patrick K. Jordan, Esq.

Resolution 2-2026**SCHEDULE A****APDC ANNUAL SERVICE CONTRACT REVIEW**

Vendor Name	Service	Contract Start Date	Renewal Term	Contract Expiration Date
Adnet	Information Technology Services	8/2/2023	3 year term	8/1/2026
All Type Professional Doors	Service Contract for Overhead Door Repairs	3/20/2023	2-year term with 2 one-year renewals	1/31/2027
Catalyst New York	Government Relations and Representation	11/26/2025	3 year contract with 2 one-year extension options	12/31/2030
CDH	Accounting Software Maintenance Services	9/1/2021	10-year agreement	8/31/2031
Intercity Tire	Tire Service Contract (Truck & Heavy Equip.)	4/4/2023	2-year term with 2 one-year renewals	1/31/2027
LaBella	Owners Representation/Program Management Services	6/23/2025	No Renewal	
McCarthy Tire	Tire Service Contract (Forklift)	4/11/2023	2-year term with 2 one-year renewals	1/31/2027
McFarland Johnson	Professional Engineering Services for Port Expansion Project	5/5/2021	No Renewal	
Marshall & Sterling	Insurance Service Provider	11/26/2025	3 year contract with 2 one-year extension options	12/31/2030
Moffatt Nichol	Professional Engineering Services for Port Expansion Project	5/15/2021	No Renewal	
UHY Advisors	Audit Services	11/11/2025	3 year contract with 2 one-year extension options	12/31/2030
Upside Collective	Website Design Services	07/03/24	No Renewal	

**RESOLUTION 3- 2026
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 2824 of NYS Public Authorities Law requires board members of state and local authorities to adopt certain policies related to oversight of management and staff; and

WHEREAS, in accordance with the APDC Committee Charter, annual policy review and approval help improve oversight, accountability and transparency at the Port, thereby strengthening public confidence in its operations; and

WHEREAS, the APDC Governance Committee has reviewed the APDC Policies enumerated on the attached Schedule A (“Existing Policies”) and recommends the continued approval of the Existing Policies.

NOW, THEREFORE, BE IT RESOLVED, that the APDC approves the Existing Policies enumerated on Schedule A.

Signed: _____
(Assistant) Secretary

Date of Authorization: January 23, 2026

Prepared by:
Patrick K. Jordan, Esq.

Resolution 3-2026

Annual Policy Review

Schedule A

Code of Ethics

Extension of Credit

Indemnification

Mission Statement

Personnel Handbook

Procurement Guidelines

Prompt Payment

Property Acquisition

Property Disposition

Sexual Harassment

Whistleblower

**RESOLUTION 4-2026
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 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 and rail infrastructure within the maritime terminal must be reconstructed to support such commercial efforts; and

WHEREAS, on August 28, 2025 APDC issued a Request for Proposals (“RFP”) for Wharf Infrastructure Upgrades; and

WHEREAS, three responses to the RFP were received and reviewed by a committee of APDC staff and consultants (“Review Team”) to evaluate the proposals and to ensure compliance with the bidding process; and

WHEREAS, after thorough review of the bids received, the Review Team determined Michels Construction to be lowest, most responsive and responsible bidder and recommends that the Board award the contract for Wharf Infrastructure Upgrades to Michels Construction at a cost of \$13,452,120.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the contract for Wharf Infrastructure Upgrades to Michels Construction at a cost of \$13,452,120, and authorizing an additional ten percent contingency for the project, for a total authorized not to exceed amount of \$14,797,332.

Signed: _____
(Assistant) Secretary

Date of Authorization: January 23, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 5-2026
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 by creating a “shovel-ready” site for development across a total of approximately 85 acres (the Project); and

WHEREAS, it is the APDC objective to now install a sanitary wastewater treatment plant and a fire protection pump station to advance the Project; and

WHEREAS, the APDC was awarded funds through the Empire State Development FAST NY Grant Program for infrastructure improvements that will allow the Port to complete this new construction; and

WHEREAS, the APDC issued an RFP dated October 20, 2025, soliciting bids from qualified contractors to provide the construction of a Wastewater Treatment Plant and a Fire Pump House; and

WHEREAS, five responses to the RFP were received and reviewed by a committee of APDC staff and consultants (“Review Team”) to evaluate the proposals and to ensure compliance with the bidding specifications; and

WHEREAS, based on the responses and evaluation process, the Review Team determined Jersen Construction to be the lowest, most responsive and responsible bidder and recommends that the Board award the contract for the construction of a Wastewater Treatment Plant and a Fire Pump House to Jersen Construction Group at a cost not to exceed \$6,339,595.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the contract for construction of a Wastewater Treatment Plant and Fire Pump House to Jersen Construction Group at a cost not to exceed \$6,339,595.

Signed: _____
(Assistant) Secretary

Date of Authorization: January 23, 2026
Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 6-2026
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 is creating a "shovel-ready" site for future development opportunities (the "Project"); and

WHEREAS, on March 24, 2021 the APDC Board authorized a contract with McFarland-Johnson, Inc. to provide Supplemental Engineering Services for the Infrastructure Design and Permitting related to the Project ("Engineering Services"); and

WHEREAS, the existing contracted services related to the monitoring well sampling and analysis services have been exhausted; and

WHEREAS, ongoing groundwater monitoring and testing is required by the NYS Department of Environmental Conservation for the Project; and

WHEREAS, these requirements have led to proposed additional Engineering Services and subconsultant services.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to process McFarland-Johnson's Engineering Services Change Order ECN-11 for Infrastructure Design and Permitting related to the Project at a cost not to exceed \$128,360. The new contract cost will be \$3,597,788.

Signed _____
(Assistant) Secretary

Date of Authorization: January 23, 2026

Prepared by:
Patrick K. Jordan, Esq.