



**ALBANY PORT DISTRICT COMMISSION**  
**MINUTES OF A REGULAR MEETING**  
**January 23, 2026**

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 December 17, 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 preliminary financials through December 31, 2025. She reported the operating revenue is at \$653,000 over budget, which is 10% higher than what was budgeted. All budget lines for operating revenue are currently over budget with the exception of dockage fees, which is 14% lower than what was budgeted. CFO Stuto noted that she did take all this in consideration when she prepared the 2026 budget. Operating expenses are currently \$66,000. lower than what was projected last month, which is 5% of the operating budget. All expense lines are below budget with the exception of utilities and rent and crane parts and repairs. Net depreciation and other expenses are \$10,000 lower than the prior month's projection. The change in net position is trending better than was expected at the end of November. CFO Stuto expects to be at a positive \$1.7 million in change in net position compared to the \$1.4 million that was budgeted.

**CEO UPDATE**

CEO Hendrick reported that he and staff have recently met with legislative representatives to discuss potential funding opportunities for the coming year. Port staff have also had several meetings with Logistec directors focusing on discussions related to new business development opportunities. Port staff continues to work with the Coast Guard as well as the United States Navy on the upcoming Sail250 event. The United States Navy will be visiting in February to survey the Port as to what the requirements will be for the Port's participation in this event.

CEO Hendrick noted that the port team is working closely with Captain Andrechik from the Port of New York/New Jersey, the Maritime Security Committee and the North Hudson Subcommittee to collaborate with all partners relating to port security for any upcoming activities or events that will be taking place. CEO Hendrick mentioned that the U.S. Coast Guard recently mandated Port staff to meet specific requirements in cyber security. He was pleased to report that all staff have met the first steps in those requirements.

Chairperson Steffens asked if Logistec representatives were still expected to attend a future Board meeting. CCO Daly responded that staff extended an invitation to Logistec Leadership and provided the meeting dates but is waiting to confirm with them.

Commissioner Coffey asked if Port staff were looking at any independent business development efforts outside of working with Logistec. CCO Daly responded that they were for the 700 Smith Blvd. site and the Riverside site in Rensselaer.

### **EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE**

Pastor Lowell Chilton was unable to attend the Board meeting so he asked DEA Vavura to share the Albany Maritime Ministry's report with the Board. DEA Vavura reported that in 2025 the Albany Maritime Ministry members visited 67 ships between Albany and Coeymans, which is a 50% increase from the past two years. They provided 43 van trips, carrying 160 seafarers ashore. During the 2025 holiday season, they received and distributed 268 Christmas-At-Sea gifts. Also, during the year Pastor Lowell Chilton and Rev. Kate Drefke attended the International Christian Maritime Association World Conference in Barcelona and Pastor Lowell was elected to the Board of the North American Maritime Ministry Association. DEA Vavura noted that Pastor Lowell and Rev. Kate expressed their appreciation for all the support that the APDC has given them.

DEA Vavura provided the Board with an update on recent events and communications related to activity within and around the Port facility. She reported that the Port staff hosted a holiday lunch for the Port tenants, noting that it was very well attended. The Port team is planning for the State of the Port breakfast which will take place in February. Staff assisted Albany County with their press event related to the Fire Training Center at the Binghamton Steet site and also assisted the Department of Transportation for the Albany Port Railroad press event. DEA Vavura also reported that web media trends have shown an overall increase in users.

### **SHIPS, BARGES & TONNAGE UPDATE**

CCO Daly noted that Logistec Operations Manager Sullivan was unable to attend the Board meeting. She reviewed with the Board the monthly ships and tonnage and commodities report as well as providing them with a brief overview of the five year tonnage report that Logistec Operations Manager Sullivan provided to them prior to the Board meeting.

Commissioner Coffey asked if tonnage was directly related to dollars. CCO Daly responded that it was, as well as labor.

## **REAL PROPERTY/DEVELOPMENT UPDATE**

CCO Daly provided the Board with an update. She reported that there has been a lot of activity relating to business development and the pursuit for a potential tenant. Port staff are waiting on a few grant submissions, including a submission to National Grid for potential funding. Staff are also working on a new NYSERDA grant application for port infrastructure as it relates to new maritime business that could support renewable energy. CCO Daly mentioned that a few team members represented the Port at the State of the State.

SCM Yagan provided the Board with an update on the expansion site. Contractors are now starting the shovel ready phase of the project which includes the substation installation. The last piece of equipment for the substation is expected within the next few weeks and staff are closing out the GMP phase of the project with the final invoices being processed.

## **ELECTION OF OFFICERS**

Chairperson Steffens presented Resolution 1-2026 related to the election of officers for 2026. She noted that the positions would be as follows;

Chairperson - Georgette Steffens

Treasurer – Michael Cinquanti

Secretary – Dominic Tagliento

Asst. Secretary – open until new members join the Board

Chairperson Steffens called for a motion to approve resolution 1-2026 related to the election of officers for 2026. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

## **ANNUAL MULTI-YEAR CONTRACT REVIEW**

Chairperson Steffens presented Resolution 2-2026 related to the Annual Review of the Multi-Year Contracts, which is required by the Authorities Budget Office. She reviewed the list of contracts with the Board. Some discussion took place regarding the professional services contracts. Chairperson Steffens called for a motion to approve Resolution 2-2026. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

## **ANNUAL POLICY REVIEW**

Chairperson Steffens presented Resolution 3-2026 related to the APDC Annual Policy Review. She noted that the Governance Committee recommended no changes. Chairperson Steffens called for a motion to approve Resolution 3-2026 as presented. A motion was made by Commissioner Cinquanti, seconded by Commissioner Coffey and passed unanimously.

## **WHARF INFRASTRUCTURE UPGRADES AWARD**

CFO Stuto presented Resolution 4-2026 related to Wharf Infrastructure Upgrades. She noted that an RFP was issued on August 28, 2025 and three responses were received and reviewed by a committee. After thorough review of the bids, the review team recommended that the Board 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. Some discussion took place. Chairperson Steffens called for a motion to approve Resolution 4-2026 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. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

## **CONSTRUCTION OF WASTEWATER TREATMENT PLANT & FIRE PUMP HOUSE AT BEACON ISLAND**

SCM Yagan presented Resolution 5-2026 related to a Wastewater Treatment Plant and Fire Pump House. He noted that Port staff solicited for bids and five responses were received and Jersen Construction was the lowest qualified bidder. The review team recommended that the Board award the contract for the construction of the Wastewater Treatment Plant and Fire Pump House to Jersen Construction at a cost not to exceed \$6,339,595. Commissioner Coffey asked for clarification on the breakdown of cost for each element and if the wastewater portion of the project was specifically domestic for the wastewater. SCM Yagan provided the breakdown and confirmed that it would be just domestic for the wastewater portion. Chairperson Steffens called for a motion to approve Resolution 5-2026 awarding the construction of a Wastewater Treatment Plant and Fire Pump House to Jersen Construction at a cost not to exceed \$6,339,595. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

## **MONITORING SERVICES FOR BEACON ISLAND**

SCM Yagan presented Resolution 6-2026 for Monitoring Services for Beacon Island. He noted that this work is related to the ongoing monthly ground water monitoring that is currently required by NYSDEC. Chairperson Steffens called for a motion to approve Resolution 6-2026 to authorize the CEO to execute the necessary documents to process McFarland-Johnson's engineering services change order ENC-11 for monitoring services at a cost not to exceed \$128,360. A motion was made by Commissioner Cinquanti, seconded by Commissioner Coffey and passed unanimously.

## **OTHER BUSINESS**

No other business for discussion

### **EXECUTIVE SESSION**

There were no items for discussion for Executive Session.

### **NEXT MEETING**

Chairperson Steffens informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday February 25, 2026 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.