



**ALBANY PORT DISTRICT COMMISSION
MEETING
April 29, 2026
Immediately following the Finance Committee Meeting**

AGENDA

- 1) **Approval of Minutes from the March 25, 2026 Commission meeting**
- 2) **Public Comment**
- 3) **Financial Update (by CFO Stuto)**
- 4) **CEO Update (by CEO Hendrick)**
- 5) **External Affairs and Communications Update (by DEA Vavura)**
- 6) **Ships, Barge and Tonnage Report**
- 7) **Real Property/Development Update (by CCO Daly, SCM Yagan)**
- 8) **Purchase of a Utility Vehicle (Resolution 07-2026)**
- 9) **Canal Fest Sponsorship (Resolution 08-2026)**
- 10) **Purchase & Installation of EV Charging Stations (Resolution 09-2026)**
- 11) **108 Smith Blvd. Emergency Roof Replacement Award (Resolution 10-2026)**
- 12) **Rensselaer County Regional Chamber Sponsorship (Resolution 11-2026)**
- 13) **Other Business (by Chairperson)**
- 14) **Enter Executive Session¹**
- 15) **Exit Executive Session**
- 16) **Next Meeting: May 27, 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
MARCH 25, 2026

Chairperson Steffens called the meeting to order. In attendance were Commissioners Tagliento and Cinquanti. 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 Logistec Operations Manager Sullivan. Guests present were, Logistec Regional General Manager Mike Taylor and Logistec Senior Vice President of Operations Frank Robertson.

Chairperson Steffens introduced the minutes of the January 23, 2026 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 Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

PUBLIC COMMENT

There were no public comments.

AUDIT UPDATE

Chairperson Steffens noted that the Audit Committee met prior to the Board meeting. She reported that the Committee reviewed and accepted the draft of the 2025 Audited Financial Statements as presented by Brian Kearns and Kyle Bernard from UHY Advisors. Chairperson Steffens asked for a motion for the Board to accept the draft of the 2025 Audited Financial Statements. A motion was made by Commissioner Cinquanti and seconded by Commissioner Tagliento and passed unanimously.

FINANCIAL UPDATE

CFO Stuto presented and reviewed the preliminary financials through February 28, 2026. She reported that revenue is ahead of the forecasted budget. Operating expenses are expected to be under budget by \$219,000 at the end of the year. The sale of the Binghamton Street property to Albany County has generated a positive variance to the change in net position. This transaction resulted in a forecasted end of year change in net position of \$12.9 million which is \$850,000 over the \$12 million budgeted amount.

CEO UPDATE

CEO Hendrick reported that he and General Counsel Jordan attended the American Association of Port Authorities Legislative Summit in early March.

Port staff continues to work with the United States Navy as well as the Coast Guard on the Upper Hudon Maritime Security Committee, which includes over a hundred partners, who are collaborating to ensure the safety of all who attend and participate in the Sail4th 250 event in July.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

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 recently hosted a delegation from Singapore as well as the Rensselaer County Regional Chamber Leadership class. Port staff have been working together in preparation for the Port Maritime Summit which will take place in May. Staff have also been collaborating with various agencies in preparation for the Sail4th 250 event taking place in July. DEA Vavura has created an available property page on the Port's website for potential business development. DEA Vavura also reported that social media trends have displayed an increase in users.

SHIPS, BARGES & TONNAGE UPDATE

Logistec Operations Manager Sullivan provided the Board with an update on the Ships, Barges and Tonnage for the month of February. He noted that February had been a slow month with only one pulp ship. However, he does expect at least 4 to 6 ships in the month of March which will bring in a great deal of hours for the Longshoremen. Once the current components have left the maritime terminal, GE will be transporting additional pieces for the Australia power project.

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 Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

No action was taken during executive session.

OTHER BUSINESS

Chairperson Steffens called for a motion to approve the terms and conditions of MOU-2026-1 and that the CEO is authorized to execute and deliver MOU-2026-1, with the assistance and review of APDC staff and General Counsel. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

Chairperson Steffens called for a motion to approve the terms and conditions of LOI-2026-1 and that the CEO is authorized to execute and deliver LOI 2026-1, with the assistance and review of APDC staff and General Counsel. General Counsel Jordan noted for the record that Commissioner Cinquanti asked for his opinion, as the Ethics Officer, regarding the Commissioner's outside business dealings with a company associated with the company involved with the Letter of Intent. Counsel Jordan determined that there were no conflicts of interest between Commissioner Cinquanti's outside business dealings and the LOI. Therefore, Commissioner Cinquanti was authorized to vote on matters related to the LOI. A motion was then made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

NEXT MEETING

Chairperson Steffens informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday April 29, 2026 immediately following the Finance Committee Meeting held at 12 noon.**

Chairperson Steffens called for a motion to adjourn the meeting. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously. The meeting was adjourned.

DRAFT



APDC External Affairs Update | March 2026

Media Relations

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

MEDIA COVERAGE

March 17, 2026 | *Albany Times Union*

Exports of high-tech machinery surge after GE Vernova expands manufacturing

March 31, 2026 | *Albany Business Review*

Metroplex wins \$6M in state funding for improvements near GE Vernova campus

Community Outreach | Engagement

- Coordinate details of LoS outreach for NYSERDA 6041 grant application
- Help coordinate details for Port Earth Day activity
- Reaching out to authorities for planning counsel
- Liaise with AAPA staff, and serve as AAPA PR Committee chair
- Participate in South End Community Coalition and South End Workforce Development calls

Speaking Opportunities | Tours | Events

- Help coordinate details for Singapore Delegation visit (3/9)
- Help coordinate details for Capital Region Chamber Leadership visit (3/16)
- Coordinate details for upcoming tour for Building and Construction Trades (April)
- Coordinate details for upcoming tour for Trinity Alliance (April)
- Coordinate details for upcoming meeting with Albany City Neighborhood Specialists (April)
- Coordinating return visit of NYSDOL Teacher Ambassador program (summer)
- Liaising in advance of REV 250/Sail 4th
- Continue planning for 2026 Maritime Summit
- Continue planning for 2026 Port events

Internal Communications

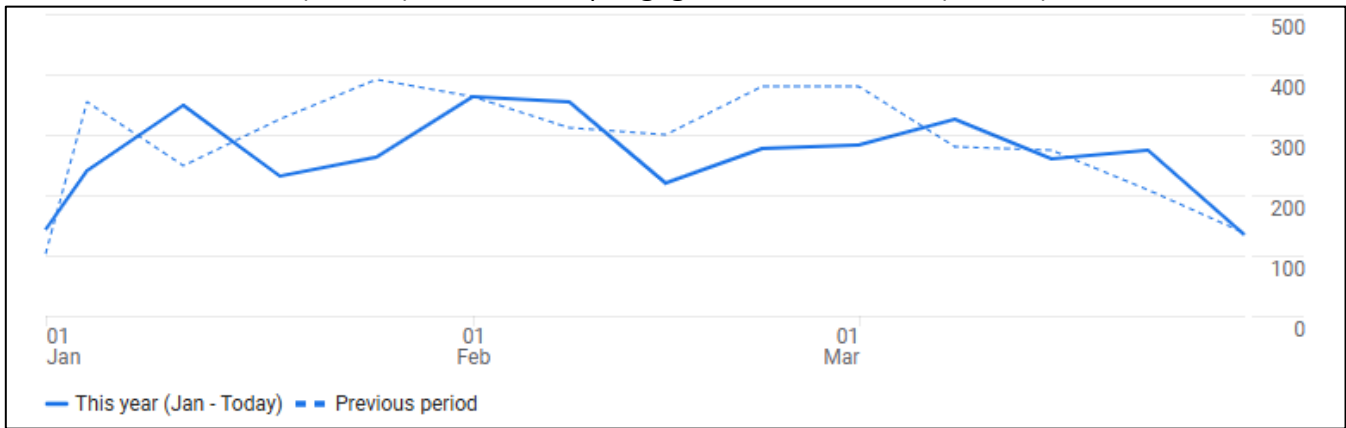
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Coordinate and distribute monthly newsletter to Port Tenants + Neighbors
- Serve as liaison to tenants, neighbors, Logistec [Corporate Comms], and AAPA Comms Office
- Serve 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

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

Website

- **Active Users: 1,211 (↑.05%) [YTD: 3,453] | Engagement rate: 41.3% (↑7.4%)**



- **Top 5 Countries by Active Users**

United States	82.7%
China	3.1%
India	3.0%
United Kingdom	2.7%
Canada	1.3%

- **Top 5 Pages by Views**

Home	30.8%
Procurement	11.1%
Staff	5.7%
Port Operations & Facilities	5.3%
Tenants	3.9%

Social Media

Facebook	Instagram	LinkedIn
Followers 2,034 ↑	Followers 465 ↑	Followers 1,731 ↑
Views 31,248 (↓8.1%)	Views 1,889 (↓11.3%)	Impressions 10,312 (↑127.2%)
Interactions 446 (↓19.8%)	Interactions 110 (-%)	Page views 79 (↑71.7%)
Visits 707 (↓10.8%)	Reach 232 (↓22.4%)	Unique visitors 36 (↑44%)
Follows 44 (↑109.5%)	Follows 15 (↑ 25%)	New followers 51 (↑34.2%)
Top Post OTD: 1974 foreign cars arrive Views: 8,279	Top Post Navy250/Sail4th Washington slept Views: 277	Top Post OTD: 2015 new Liebherr 550 crane Impressions: 3,651

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for March 2026:	CBC -4508 – 1 GTG - 280mt ; BBC Bremen – 78 pcs -6000mt/11000cbm Wind; BBC Austria – 78 Pcs Trafo & Acc – 515mt/1200Cbm; Witte 1402 - GE Rotor – 206mt; M/v Gwen – 57 Pcs - 4000mt/7000cbm Wind
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WHARF ACTIVITY for March 2026

LINE VESSELS	COMMODITY	TONNAGE-MT	CBM
CBC -4508 - Export	Project	285.66	
BBC Bremen - Export	Wind	5,718.04	11,054.8
BBC Austria - Import	Project	325.30	
Witte 1402 - Export	Project	206.00	
M/v Gwen - Export	Wind	4,227.86	7,885.5
		10,762.86	18,940.4

TERMINAL ACTIVITY for March 2026

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	2,008.09	105	
STEEL	346.40	9	2
PROJECT	21.42	9	
WIND	2,739.75	37	
TOTAL	5,115.66	160	2

ANTICIPATED for March 2026:
Timber Navigator - 4500mt woodpulp; BBC Minnesota - 1000mt Project cargo

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	4,820.62	
WIND	9,945.89	18,940
SCRAP		
PROJECT	2,687.74	
TOTAL	17,454.26	18,940

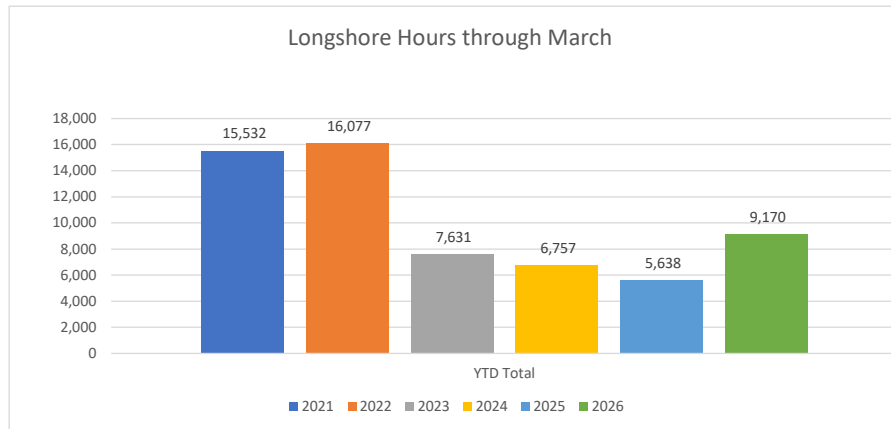
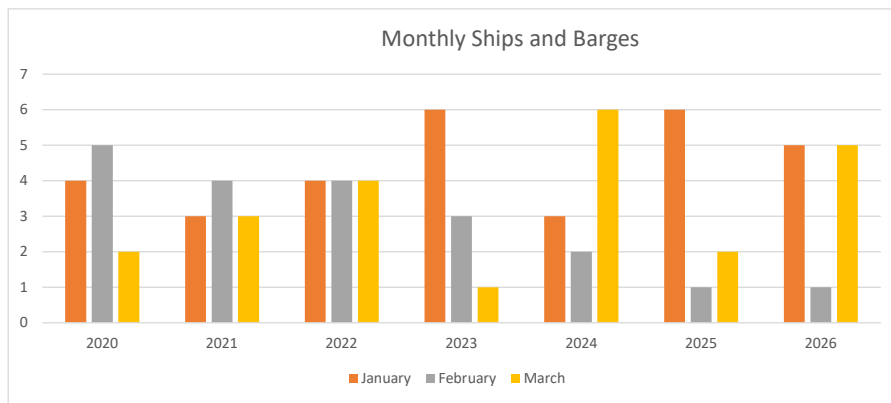
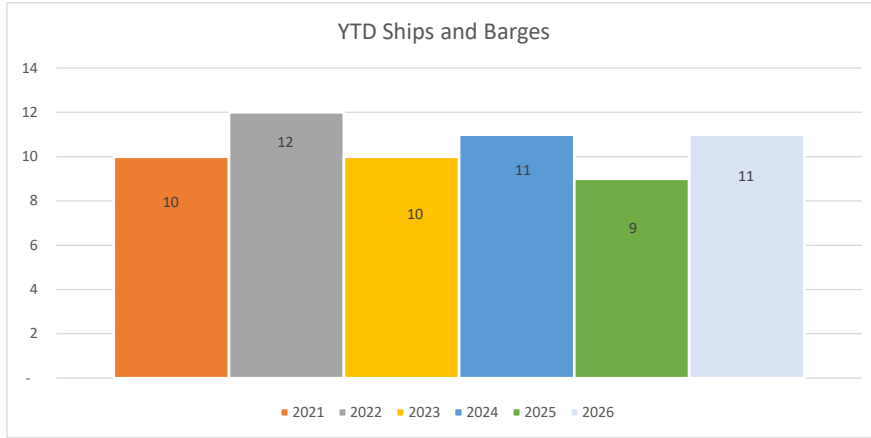
STORED CARGO March

COMMODITY	TONNAGE-MT	CBM
WOODPULP	3,468.92	
WIND	2,697.03	4,930.83
STEEL	0.00	0
PROJECT	676.40	
TOTAL	6,842.35	4,930.83

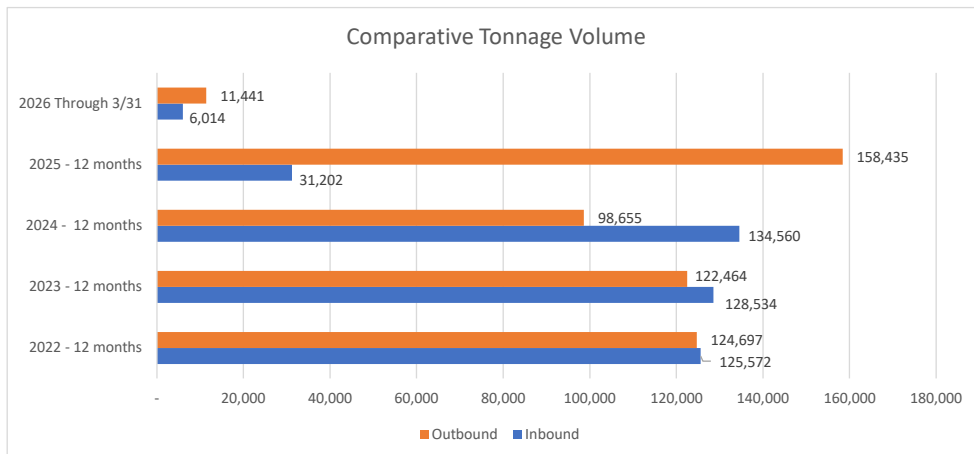
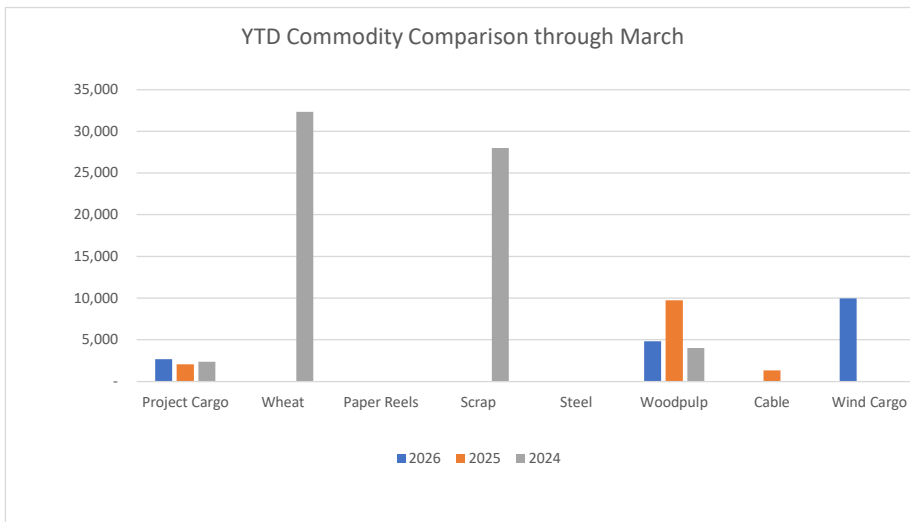
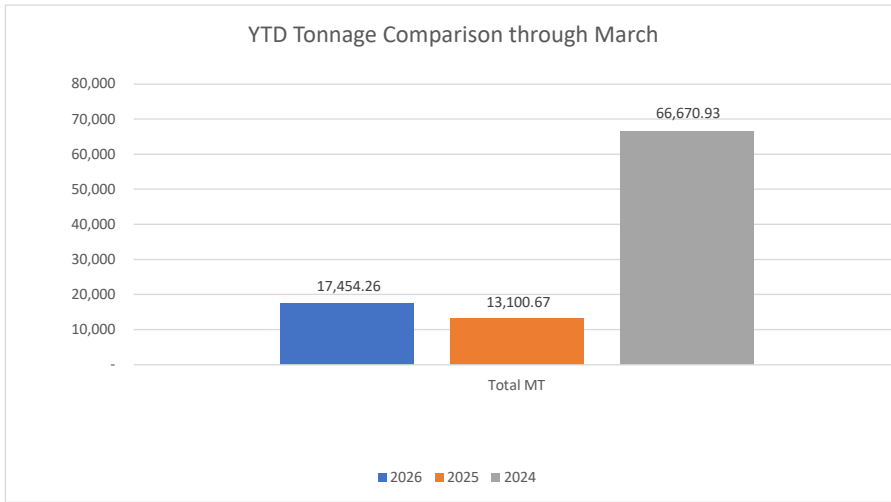
LONGSHOREMAN HOURS

Mar-26	YTD
5,700.50	9,170.0
SAFETY RECORD	
DAYS W/O LOST TIME	67

Maritime Comparisons through March 2026



Maritime Comparisons through March 2026



**RESOLUTION 07-2026
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, section 5 subsection 6 of the APDC Enabling Legislation authorizes the APDC to “equip and maintain port facilities within...the district”; and

WHEREAS, the APDC issued an RFP soliciting bids through the New York State Office of General Services mini bid process for the purchase of a utility vehicle (“Equipment”) and received eight responses; and

WHEREAS, after thorough review of the bids received the APDC staff recommends utilizing Mangino Chevrolet, the lowest qualified bidder, for the purchase of the equipment at a cost not to exceed \$72,500; and

WHEREAS, the 2026 APDC budget allocates an amount sufficient to fund this purchase.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to facilitate the purchase of the of Equipment at a cost not to exceed \$72,500 and to secure the necessary insurance coverage for the Equipment.

Signed: _____
(Assistant) Secretary

Date of Authorization: April 29, 2026

Prepared by: Patrick K. Jordan, Esq.

**RESOLUTION 08-2026
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 Sponsorship Policy (“Policy”) permits APDC sponsorship of events and for purposes that advances 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 2026 Waterford Canal Festival to be held May 15, 2026 – May 16, 2026 (the “Event”); and

WHEREAS, the Event occurs annually and is based on the Hudson River featuring activities and exhibits that demonstrate different components of the maritime-industry; and

WHEREAS, the 2026 approved APDC operating Budget has allocated an amount sufficient to support the Event at a Helmsman Sponsor level of \$500.

NOW, THEREFORE, BE IT RESOLVED, the APDC finds that this sponsorship request is in accordance with the Policy and authorizes the Chief Executive Officer to pledge APDC sponsorship of the 2026 Waterford Canal Festival in the amount of \$500.

Signed: _____
(Assistant) Secretary

Date of Authorization: April 29, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 09-2026
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, section 5 subsection 6 of the APDC Enabling Legislation authorizes the APDC to “equip and maintain port facilities within...the district”; and

WHEREAS, the New York State Department of Environmental Conservation (“NYSDEC”), a Port tenant located at 102 Smith Blvd. has requested the installation of EV Charging Stations (“Equipment”) in their facility parking lot for use by New York State vehicles; and

WHEREAS, the Memorandum of Understanding that details the lease provisions between the APDC and the NYSDEC calls for the APDC as the landlord, to control the procurement process for this form of physical improvement to the property; and

WHEREAS, the Equipment will be purchased through a NYS Office of General Services approved contract; and

WHEREAS, after final installation the cost expended by the APDC for the purchase and installation of this Equipment shall be fully reimbursed by the NYSDEC.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to facilitate the purchase and installation of the of Equipment at a cost not to exceed \$225,467.50.

Signed: _____
(Assistant) Secretary

Date of Authorization: April 29, 2026

Prepared by: Patrick K. Jordan, Esq.

**RESOLUTION 10-2026
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, section 5 subsection 6 of the APDC Enabling Legislation authorizes the APDC to “equip and maintain port facilities within...the district”; and

WHEREAS, the APDC is the property owner of 108 Smith Blvd. and is charged with maintaining the facility, keeping it safe and secure; and

WHEREAS, the Maintenance and Operations staff have been repairing roof leaks on the building while clearing snow, ice and rain throughout this past damaging winter season. The roof is now leaking to the point that water is getting inside the building, damaging insulation and potentially harming the tenant’s product; and

WHEREAS, an engineering consultant was brought in to inspect and evaluate the roof and building structure and that engineer determined that the roof was damaged to such a significant extent that it should be considered an emergency situation and recommended issuing an emergency solicitation to vendors; and

WHEREAS, the APDC issued an emergency RFP dated March 18, 2026, to four roofing vendors who the APDC staff pre-qualified by referencing the NYS emergency vendor list; and

WHEREAS, four bids were received, with three containing value engineered bid alternates, and after a thorough review of the bids received the APDC staff and consulting engineer recommend utilizing Skyway Roofing, Inc., the lowest qualified bidder, for the roof replacement at a cost not to exceed \$1,990,000. .

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the Emergency Roof Replacement contract to Skyway Roofing Inc. at a cost not to exceed \$ 1,990,000.

Signed: _____
(Assistant) Secretary

Date of Authorization: April 29, 20206

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 11-2026
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 Sponsorship Policy (“Policy”) permits APDC sponsorship of events and for purposes that advances the APDC mission through providing financial assistance in the areas of maritime commerce or economic development; and

WHEREAS, the Rensselaer County Regional Chamber (“Chamber”) has requested APDC sponsorship of the Chamber’s Annual Dinner and Business Expo to be held on May 7, 2026 (“Event”);

WHEREAS, the Chamber anticipates that over 500 attendees, comprised of business and civic leaders and state and local officials, will attend the Event; and

WHEREAS, staff has determined that the Chamber’s request complies with the Policy.

NOW, THEREFORE, BE IT RESOLVED, the APDC finds that this sponsorship request is in accordance with the Policy and authorizes the Chief Executive Officer to pledge APDC sponsorship of the Event as a table sponsor at a cost not to exceed \$2,150.

Signed: _____
(Assistant) Secretary

Date of Authorization: April 29, 2026

Prepared by:
Patrick K. Jordan, Esq.