



ALBANY PORT DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING
APRIL 29, 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 Rev. Lowell Chilton, Chaplain of the Albany Maritime Ministry.

Chairperson Steffens introduced the minutes of the March 25, 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.

Chairperson Steffens congratulated Megan Daly, Chief Commerce Officer for being honored at the Irish Maritime Excellence Awards recognizing her excellence in the maritime industry. The Chairperson also extended congratulations to John Kosa, Director of Operations and Facilities who was elected to the Green Marine North Atlantic Advisory Committee, representing ports across the Canadian Atlantic provinces and the Northeastern United States.

PUBLIC COMMENT

Rev. Lowell Chilton, Chaplain for Albany Maritime Ministry reported a successful spring fundraiser that raised \$280,000 to help support the Operation of Seafarers International House.

FINANCIAL UPDATE

Chairperson Steffens noted that the Finance Committee met prior to the Board meeting. CFO Stuto stated that she reviewed with the Finance Committee the financials through March 31, 2026. She reported that the largest increase in revenue was in dockage fees, crane rental and security fees. CFO Stuto noted that revenues are year to date ahead of budget by \$176,000. Operating expenses are just above the projected budget primarily due to repairs and maintenance of vehicles and the annual payments to New York State Retirement. CFO Stuto expects to be under budget by \$292,000 by the end of the year due to the gain on the sale of property. The change in net position before capital funding is projected to be \$1.14 million over budget, which is a 10% increase. Grant revenue was budgeted for \$15 million this year but is now projecting it to be at \$25 million. CFO Stuto expects the change in net position to be \$23.725 million at year end.

CEO UPDATE

CEO Hendrick reported that staff will be attending the American Association of Port Authorities Smart Ports Summit this May. CCO Daly will be presenting at the conference while Director of Security Stock will be participating in security discussions.

Port staff continue to collaborate with local partners and government entities in the Sail250 event. The Port is anticipating the arrival of a U.S. Navy littoral combat ship which will be available for tours.

On May 19th Port staff will be hosting a Maritime Summit at the Albany Capital Center. Over one hundred and fifty people are expected to attend. This event will feature panel discussions with Port directors and leaders from MARAD.

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 March was a great month for outreach. Port staff also hosted the regional leadership program. Web traffic is holding steady and social media had 51 posts across 3 channels. Port staff are preparing for two upcoming events; the Maritime Summit which will include an array of speakers, panel discussions and a large expo group all related to the maritime industry and the Sail250 event which will include the arrival of a combat ship from the U.S. Navy.

SHIPS, BARGES & TONNAGE UPDATE

CEO Hendrick provided the Board with an update on the Ships, Barges and Tonnage for the month of March. He noted that March was a busy month with 160 trucks of commodity going through the terminal which included 17,454 metric tons of cargo and 5,700 longshoreman hours. CEO Hendrick mentioned he expects the month of April to be just as busy.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly provided the Board with an update. She reported that staff recently submitted a grant application to NYSERDA relating to port infrastructure. The submission was for \$100 million in funding to support infrastructure and expansion of renewable energy purposes. In addition, the staff has submitted a funding proposal to National Grid for \$500,000 which will help offset the investments in the expansion site as it relates to power readiness.

CCO Daly also reported that the Capital Region Transportation Committee is conducting outreach for a freight study. This initiative evaluates how the roadways can support heavy haul cargo or make it more difficult.

SCM Yagan provided the Board with an update on the expansion site. He reported that the subcontractor is now mobilized on the site for the substation installation. National Grid has completed all their transmission tap infrastructure work. Once all the substation equipment is installed National Grid will tie the transmission side to the substation. Port staff will be issuing a solicitation for bids for the wharf test program which will include the installation of test sheeting piles and load testing.

PURCHASE OF A UTILITY VEHICLE

Chairperson Steffens presented resolution 7-2026 for the purchase of a utility vehicle. This new utility vehicle will replace a 2000 model that requires extensive maintenance and repairs. Port staff recommended utilizing Mangino Chevrolet, the lowest qualified bidder, for the purchase of the utility vehicle at a cost not to exceed \$72,500. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to award the purchase of the utility truck contract to Mangino Chevrolet at a cost not to exceed \$72,500. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

CANAL FEST SPONSORSHIP

Chairperson Steffens presented Resolution 8-2026 related to the Waterford Canal Fest Sponsorship. The APDC has been asked to sponsor the festival, which occurs annually with a large attendance from the region. This festival is along the canal with activities that demonstrate various components of the maritime industry. Chairperson Steffens noted that the APDC has been sponsoring this event for multiple years. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the 2026 Waterford Canal Festival in the amount of \$500. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

PURCHASE & INSTALLATION OF EV CHARGING STATIONS

Chairperson Steffens presented Resolution 9-2026 for the purchase and installation of EV Charging Stations. NYS Department of Environmental Conservation, a Port tenant, has requested the installation of EV charging stations in their facility parking lot for use by NYS vehicles. Commissioner Cinquanti asked how many charging stations were included. Counsel Jordan responded that it would be 10 double sided stations. He noted that the purchase of the charging stations went through the NYS bid process which also meets the Port's procurement guidelines. Once the award is made the Port will work directly with the contractor but will be fully reimbursed by NYSDEC once installation is complete. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to facilitate the purchase and installation of the equipment at a cost not to exceed \$225,467.50. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

108 SMITH BLVD. EMERGENCY ROOF REPLACEMENT

Chairperson Steffens presented Resolution 10-2026 for an emergency roof replacement. The roof of the Port-owned building located at 108 Smith Blvd has been repaired previously and with the rough winter season the roof is now beyond repair, so it has been determined that a full replacement is required in order to keep the building operational and secure. Port staff issued an RFP and after review of the bids received, both staff and consulting engineer recommended utilizing Skyway Roofing, Inc. for the roof replacement at a cost not to exceed \$1,990,000. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to award the roof replacement contract to Skyway Roofing, Inc. at a cost not to exceed \$1,990,000. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

RENSELAER COUNTY REGIONAL CHAMBER SPONSORSHIP

Chairperson Steffens presented Resolution 11-2026 related to the sponsorship of the Rensselaer County Regional Chamber Dinner & Business Expo being held on May 7, 2026. She noted that over 500 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 Rensselaer County Regional Chamber Dinner & Business Expo at a cost not to exceed \$2,150. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

INVESTMENT POLICY APPROVAL

Chairperson Steffens presented Resolution 12-2026 related to the APDC Investment Policy. She reported that the Finance Committee reviewed the APDC Investment Policy as presented and recommended to forward it to the full Board for approval. Chairperson Steffens called for a motion to approve the Investment Policy. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

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 Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

No action was taken during executive session.

OTHER BUSINESS

Counsel Jordan updated the Board on the Staff's transition to a new Cyber/IT vendor. He noted that the vendor was procured using the NYS contract system and falls under the Board's procurement threshold.

NEXT MEETING

Chairperson Steffens informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday May 27, 2026 at 12 noon.**

Chairperson Steffens 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.