



ALBANY PORT DISTRICT COMMISSION

MINUTES OF A REGULAR MEETING

May 27, 2026

Chairperson Steffens called the meeting to order at 12:15 pm. 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 Matt Sullivan.

Chairperson Steffens introduced the minutes of the April 29, 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 Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

Chairperson Steffens complimented Port maintenance staff on a great job displaying the Sail 250 flags. She also congratulated Port staff on a successful Maritime Summit event. She noted that the staff did a wonderful job and she received a lot of positive feedback from both the presenters and attendees. Chairperson Steffens also congratulated CEO Hendrick on all his hard work and the great job he did participating on the discussion panel at the Summit.

PUBLIC COMMENT

There were no public comments.

FINANCIAL UPDATE

CFO Stuto presented the preliminary results through April 30, 2026. She reported that rental income remains ahead of budget. Dockage fees for April were lower causing the variance to have a larger decrease than the previous month. Wharfage remains the same while crane rental is up slightly more than what was budgeted. Overall operating revenue remains ahead of budget by \$177,000. The budget to forecast was projected last month to be \$513,000 above budget but is now at \$390,000. The major variance is dockage fees. Operating expenses remains under budget in all areas. CFO Stuto still expects to be below budget on expenses even with additional camera expenses and vehicle repairs. These additional expenses will cause the repairs and maintenance negative variance to increase to a projected \$46,000 for the end of the year. CFO Stuto expects the overall change in net position to be \$23.5 million, which is up from the budget amount of \$12 million. Chairperson Steffens asked why dockage fees were so much lower. Logistec Operations Manager Sullivan responded that March was a very busy month with some of the ships docking for a longer period of time than usual but with April being a little slower dockage fees did go down.

CEO UPDATE

CEO Hendrick reported that he, CCO Daly and Security Director Stock represented the Port of Albany at the American Association of Port Authorities POWERS and Smart Ports Summit. He noted that CCO Daly presented at the conference discussing offshore wind.

Port staff hosted a very successful Maritime Summit with 157 attendees. He congratulated the staff on a fabulous job.

Port staff continue to collaborate with local partners and government entities for the Sail 250 event. Director of Security Stock is working closely with law enforcement to prepare for the event where the Port will host a U.S. Navy combat ship that will be available for public tours.

Operations Director Kosa and Operations Foreman Ostrander will be attending the Green Marine conference next week. CEO Hendrick also noted that Operations Director Kosa was appointed to the North Atlantic Advisory Committee of Green Marine.

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 about the local media coverage for both Operations Director Kosa and CCO Daly. DEA Vavura spoke about the participation of staff and tenants for the food drive hosted by Ardent Mills. She reported consistent web traffic throughout April, with 79 posts across 3 social media platforms.

SHIPS, BARGES & TONNAGE UPDATE

Logistec Operations Manager Sullivan reported that the month of April was much slower than March. A woodpulp ship, project cargo ship and a scrap ship came into the terminal. The final GE onshore wind ship came in just recently this May. Ardent Mills is expected to bring in four wheat ships before the end of the year, totaling 120,000 tons over the course of 6 months. Chairperson Steffens asked if totals were where he projected them to be at this point. Operations Manager Sullivan responded that they were on target or even exceeded projections.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly provided the Board with an update. She reported that she attended the AAPA POWERS Summit session relating to offshore and onshore wind. She noted that it was interesting to hear what projects are being pursued around the east coast and within California. CCO Daly met with representatives from the Department of State to discuss the statewide maritime assessment and study currently taking place. This study is intended to examine the economic and infrastructural impact the maritime industry will have statewide. CCO Daly also met with representatives from NYS DOT and neighboring landowners to discuss how the 787 project will effect traffic and impact transportation. CCO Daly participated on a subcommittee for the City of Rensselaer Downtown Revitalization Initiative project to discuss investment and

planning within the City of Rensselaer. CCO Daly has met with Logistec representatives to discuss future commodity consumption related to other port land within the terminal.

SCM Yagan provided the Board with an update on the expansion site. He reported that the team met with Jersen Construction to discuss the project and schedule of the wastewater treatment plant and fire pump house station installation. He noted that within the next few weeks an open solicitation for the wharf test project is expected to go out and that the substation will be online by November.

CAPITALIZE ALBANY CORPORATION SPONSORSHIP

Chairperson Steffens presented Resolution 13-2026 related to a sponsorship for Capitalize Albany Corporation. Counsel Jordan noted that the sponsorship request covers the annual event as well as the Port's membership. Chairperson Steffens mentioned that the request complies with the sponsorship policy. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the Capitalize Albany Corporation in the amount of \$1,000. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

AMERICAN ASSOCIATION OF PORT AUTHORITIES SPONSORSHIP

Chairperson Steffens presented Resolution 14-2026 related to an American Association of Port Authorities Sponsorship. Chairperson Steffens noted that many staff members represent the Port by being on various boards and committees for the AAPA. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the American Association of Port Authorities Annual Convention at a cost not to exceed \$10,000. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

APDC COMMITTEE ASSIGNMENTS

Chairperson Steffens presented Resolution 15-2026 related to the amended appointments of APDC Committee Members. She noted that due to the lack of current sitting Board members Commissioner Cinquanti has been asked to chair both the Audit Committee and Finance Committee. Once new members have been appointed to the Board the committee assignments will then be readdressed. Chairperson Steffens called for a motion to approve Resolution 15-2026 as presented. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

108 SMITH BLVD. ROOF REPLACEMENT CHANGE ORDER

Counsel Jordan presented Resolution 16-2026 relating to a change order for the roof replacement at 108 Smith Blvd. He noted that at the April Board meeting the APDC Board authorized a contract with Skyway Roofing, Inc. for an emergency roof replacement. After further inspection by the project engineer and environmental consultant it was determined that the current roof contained asbestos which NYS Department of Labor requires a special process of removal. With this additional work to be completed the cost of the roof replacement has increased. Chairperson

Steffens called for a motion to authorize the CEO to execute the necessary documents to process Skyway Roofing's change order #1 at a cost not to exceed \$355,000, with a new contract cost of \$2,345,000. 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 and the employment, promotion, discipline, suspension, dismissal or removal of a particular person or corporation. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

No action was taken during executive session.

OTHER BUSINESS

No other business for discussion

NEXT MEETING

Chairperson Steffens informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday June 24, 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.