



ALBANY PORT DISTRICT COMMISSION MEETING

August 12, 2026

Immediately following the Financial Committee Meeting at 12 p.m.

AGENDA

- 1) Approval of Minutes from the July 22, 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) Wharf Test Program Award (Resolution 19 -2026)**
- 9) ESPV Lease Assignment (Resolution 20-2026)**
- 10) Lease Agreement for Riverside Ave. (Resolution 21-2026)**
- 11) Operating Agreement Approval (Resolution 22-2026)**
- 12) Other Business (by Chairperson)**
- 13) Enter Executive Session¹**
- 14) Exit Executive Session**
- 15) Next Meeting: Wednesday, September 23, 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

July 22, 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, DSI Schneidawin, DEA Vavura, SCM Yagan, Director of Security Stock and Administrative Assistant DiLillo.

Chairperson Steffens congratulated and thanked the Port staff on the terrific job in coordinating and executing the recent Sail250 and SUNY Maritime events.

Chairperson Steffens introduced the minutes of the May 27, 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.

FINANCIAL UPDATE

CFO Stuto submitted a financial report for the Board's review. Due to her excused absence, she will present and review all reports with the Board at the August Finance Committee meeting.

CEO UPDATE

CEO Hendrick thanked DEA Vavura and Security Director Stock for their organization and collaboration with local partners and government entities on the Sail 250 event at which over 1,500 visitors attended. He also expressed his appreciation to the maintenance department for all their hard work throughout the event. CEO Hendrick reported that he and Security Director Stock attended the Change of Command ceremony where Captain Doreen McCarthy assumed command of U.S. Coast Guard Sector New York. He noted that Captain McCarthy was a guest speaker at Port Industry Day two years ago. Port staff will be submitting a security grant application within the next few days. If awarded, this will allow the Port to upgrade on infrastructure and IT components as well as assisting in creating an updated cyber security plan.

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 Maritime Summitt and Sail 250 event created a great deal of media coverage. Once media reported on the arrival of the USS Marinette, the navy combat ship docking at the Port and its intention to provide public tours, the reservations sold out within three hours. DEA Vavura noted that the Port had strong support from partners outside the community as well as inside the terminal and district. She also reported an uptick with web traffic and social media platforms throughout the past two months.

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 noting that the last two months have been modest on commercial vessel activity and busy on the noncommercial vessel activity. CCO Daly reported that work in the month of July has picked up and is expected to continue to increase in the next few months. She also reported that there has been project cargo movement within the terminal and future shipments of scrap and grain.

REAL PROPERTY/DEVELOPMENT UPDATE

SCM Yagan provided the Board with an update on the expansion site. He reported that the team has moved forward with some survey efforts for the substation and has begun excavating for the foundation layout for the sub high voltage yard. The subcontractor is moving forward on the wastewater treatment plant and the fire pump house. About one third of the sanitary sewer line has now been installed and the team has also begun dewatering for a significant excavation on the fire pump house. The team has also been coordinating with the Town of Bethlehem on some permitting related to the restoration of access roads that National Grid used for their transmission structure installation. The pad ready phase is in the final stage of closing out the contract with Gilbane. SCM Yagan also noted that the groundwater and air monitoring will continue through the next phase of the project.

CCO Daly noted that Port staff was successful in obtaining a National Grid economic development and environmental grant which will help support a few of the endeavors at the expansion site.

TUGBOAT ROUNDUP SPONSORSHIP

Chairperson Steffens presented Resolution 17-2026 related to a sponsorship of the Waterford Tugboat Roundup. Chairperson Steffens noted that the Port continues to participate each year and that the request complies with sponsorship guidelines. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the Tugboat Roundup event in the amount of \$500. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

PURCHASE & INSTALLATION OF A SECURITY CAMERA SERVER

Counsel Jordan presented Resolution 18-2026 related to the Purchase and Installation of a Security Camera Server. He noted that the multiple existing servers are outdated, are unable to receive new software updates and patches, and are not able to properly support the current cameras that are located within the Port District. Port staff proposed consolidating to a single server that will be able to maintain and operate all of the security cameras and give access to a larger amount of storage space for camera data. The equipment is under a state contract which the Port is able to utilize. This purchase will include the server, installation of the equipment, warranties on new equipment and licensing. Some discussion took place. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to award the purchase and installation of a security camera server to Shepard Communications and Security at a cost not to exceed \$306,688.17. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

EXECUTIVE SESSION

Chairperson Steffens called for a motion to enter into 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

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, August 12, 2026 immediately following the Finance Committee meeting being held at 12 p.m.

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.



APDC External Affairs Update | July 2026

Media Relations

- Coordinate communications with local, regional, national, and industry media.

MEDIA COVERAGE

June 29, 2026 | *WGNA 107.7 News*

Port of Albany will host an active-duty Naval Ship for the 4th of July

July 3, 2026 | *Mid Hudson News*

Navy warship heads up the Hudson River (VIDEO)

July 4, 2026 | *News 10*

USS Marinette Docks at Port of Albany-Rensselaer

July 4, 2026 | *NewsChannel 13*

Active Navy Ship Docks in Albany

July 4, 2026 | *Spectrum 1 News*

USS Marinette at Port of Albany

July 7, 2026 | *Albany Times Union*

USS Marinette docks in Albany as part of America250

July 8, 2026 | *News 10*

SUNY Maritime's classroom at sea, Empire State VII, docked in Albany

July 9, 2026 | *Albany Times Union*

SUNY students show off \$330 million school on the water

July 9, 2026 | *WGNA 107.7 News*

SUNY on the Sea? Maritime Campus visits Albany

Community Outreach | Engagement

- Serve as community/communications liaison in advance of REV 250/Sail 4th/NAVY 250 celebration
- Coordinate community/event planning meetings for NAVY 250 celebration
- Coordinate outreach to Port Tenants and Neighbors for NAVY 250 celebration
- Coordinate planning/outreach to US Navy/military resources (LCS Squadron TWO, USS Marinette, Navy Operational Support Center (NOSC) -Schenectady, Veterans Service Bureaus, USO, etc.) for NAVY 250 celebration
- Coordinate planning/outreach to Albany County REV 250 Commission/Discover Albany for NAVY 250 celebration
- Coordinate community engagement/activities for NAVY 250/USS Marinette with: Albany County Veterans Service Bureau, Albany Maritime Ministry, Alliance of Therapy Dogs, CDTA, NYS Capitol, NYS Museum, NYS OGS, Premiere Transportation, Rensselaer County Veterans Service Bureau, TriCity ValleyCats, USO, USS Slater, Watervliet Arsenal, etc.
- Liaise with AAPA staff, and serve as AAPA PR Committee chair
- Liaise with South End Community Coalition and South End Workforce Development sub-committee

Speaking Opportunities | Tours | Events

- Coordinate event details for NAVY 250 celebration incl. speakers, event logistics, AV, catering, cake donation, invitation lists and distribution, RSVP tracking, giveaways, floor plan, photographer, media outreach, etc.
- Coordinate details for REV 250/Sail 4th/NAVY 250 celebration | USS Marinette public tours including information distribution and updates, reservations, troubleshooting, and liaising with Security
- Continued planning for 2026 Port events and intro/tours incl. Trinity Alliance, NYPA Canal Corp, etc.

Internal Communications

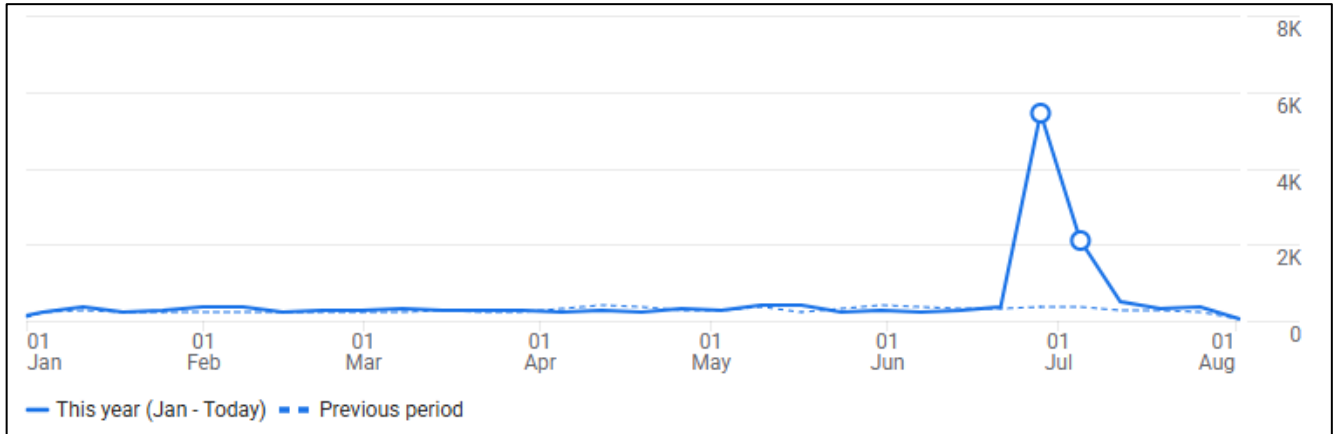
- Meet weekly with Rich; meet regularly with Megan and John S
- Maintain weekly staff update email; convene monthly staff meetings
- Coordinate and distribute regular newsletter to Port Tenants + Neighbors
- Serve as liaison to tenants, neighbors, Logistec [Corporate Comms], and AAPA Comms Office
- Serve as liaison to area Chambers of Commerce (communications)
- Maintain communication with City of Albany, City of Rensselaer, and Town of Bethlehem

Marketing | Social Media | Advertising | Collateral Development

- Created/distributed REV 250/Sail 4th/NAVY 250 celebration invite, website, giveaways, social media, etc.
- Continue to develop content, schedule, track, and quantify social media
- Continue efforts on collateral design and content calendar
- Continue to update/tweak website design and troubleshoot, as needed

Website

- Active Users: 5,993 ((↑46.4 %)) [YTD 15,079 (↑38%)] | Engagement rate: 46.4% (↑9.9 %)



Top 5 Countries by Active Users

United States	95.1%
India	0.8%
Germany	0.4%
Canada	0.4%
China	0.4%

Top 5 Pages by Views

NAVY 250/USS Marinette	55.3%
Home	22.6%
Procurement	3.5%
Port District map	1.7%
Contact us	1.5%

Social Media

Facebook	Instagram	LinkedIn	
Followers 2,206↑	Followers 528↑	Followers 1,827↑	
Views 67,197 (↑74.4%)	Views 2,273 (↑81.4%)	Impressions 2,986 (↓5.1%)	
Interactions 1,448 (↑197.9%)	Interactions 103 (↓7.2%)	Page views 48 (↑54.8%)	
Visits 2,389 (↑152.5%)	Visits 101 (↑87%)	Unique visitors 20 (↑42.9%)	
Follows 80 (↑31.1%)	Follows 22 (↓ 8.3%)	New followers 9 (↓61.0%)	
Top Post NAVY 250: USS Marinette reception #18,376	Top Post NAVY 250: USS Marinette reception #465	Top Post USCG change of command #759	

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

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for July 2026:

SSI Magnificent (~26,000mt Scrap), BBC Fuji (380mt GE Gen & Rotor),
Trent Navigator (4800mt WP)

WHARF ACTIVITY for July 2026

LINE VESSELS	COMMODITY	TONNAGE-MT	CBM
SSI Magnificent	Scrap	25,000.73	
BBC Fuji	Project	390.71	
Trent Navigator	Woodpulp	4,819.84	
		30,211.28	0.0

TERMINAL ACTIVITY for July 2026

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	1,142.75	61	
STEEL	739.82	18	6
PROJECT	2.05	2	
WIND			
TOTAL	1,884.62	81	6

ANTICIPATED for August 2026:

2 Project cargo barges, Bandura (4600mt WP), BBC Aquamarine (4000mt GE Prj)

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	14,245.06	
WIND	14,173.75	26,826
SCRAP	41,317.61	
PROJECT	7,098.06	
TOTAL	76,834.49	26,826

STORED CARGO July

COMMODITY	TONNAGE-MT	CBM
WOODPULP	6,729.41	
WIND		
STEEL	172.38	
PROJECT	573.59	
TOTAL	7,475.38	0.00

LONGSHOREMAN HOURS

Jul-26	YTD
2,187.00	19,538.0
SAFETY RECORD	
DAYS W/O LOST TIME	192

**RESOLUTION 19-2026
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 prepare for future installation of a new ultra-heavy capacity wharf and terminal facility to advance the Project; and

WHEREAS, the APDC was awarded funds through the Empire State Development FAST NY Grant Program that will allow the Port to complete this preparatory installation and testing program; and

WHEREAS, the APDC issued an RFP dated June 22, 2026, soliciting bids from qualified contractors to perform the wharf test program including installation of select foundation elements, geotechnical testing and reporting, and load testing and reporting; and

WHEREAS, four 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 that Harrison & Burrowes Bridge Constructors provided the best value in accordance with the solicitation’s evaluation criteria, and is the most responsive and responsible bidder and recommends that the Board awards the contract for the performance of the Wharf Test Program to Harrison & Burrowes Bridge Constructors at a cost not to exceed \$2,302,302.30.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the contract for the performance of the Wharf Test Program to Harrison & Burrowes Bridge Constructors at a cost not to exceed \$2,302,302.30.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 12, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 20-2026
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’s mission, the APDC has determined that acquiring additional property to expand the physical footprint of the Port is in the best economic interest of the APDC; and

WHEREAS, East Shore Port Ventures, LLC (“ESPV”) currently leases approximately 41.11 acres on Riverside Avenue in the City of Rensselaer; and

WHEREAS, the APDC has negotiated with ESPV to assign and transfer its remaining lease and repayment of said property to the APDC.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute any documents necessary to effect the assignment and transfer of the lease held by East Shore Port Ventures, LLC to the Albany Port District Commission.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 12, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 21-2026
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 desires to enter into a lease agreement with RWE Solar Development, LLC (“RWE”) for the use and occupancy of a portion of real property located on Riverside Avenue, which consists of land totaling approximately 20 acres and the existing improvements in the City of Rensselaer (the “Parcel”); and

WHEREAS, the Parcel carries an appraised value of \$55,000 annual rent per acre; and

WHEREAS, RWE has proposed leasing the Parcel for due diligence and construction terms and then an operational term ending in 2051 with two 10-year extension options to provide a desired service to the local area.

WHEREAS, the lease rate shall be increased annually based on negotiated terms.

NOW, THEREFORE, BE IT RESOLVED, that the APDC concludes that its disposition of the Parcel to RWE Solar Development, LLC is in the best interests of the APDC and authorizes the Chief Executive Officer to execute any documents necessary, including the filing of a statutory 90-day statement, to affect the disposition of the Parcel for the terms described above at a lease rate of not less than the value of the Parcel.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 12, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 22-2026
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 desires to enter into an Operating Agreement with Empire Terminal Partners, LLC (“ETP”) for the rights to use and be the stevedore and concessionaire of a portion of real property, which consists of land totaling approximately 85 acres and the existing improvements in the Town of Bethlehem (the “Parcel”); and

WHEREAS, ETP has proposed an agreement for the Parcel for 30 years, with five 5-year extension options, to partner with the APDC on construction and to provide stevedoring and concessionaire services.

WHEREAS, the APDC has negotiated an Operating Agreement for shared returns of operational revenues and concession fees for the use, maintenance and development of the APDC assets to provide desired services to the local area to further the APDC’s economic mission.

NOW, THEREFORE, BE IT RESOLVED, that the APDC concludes that the Operating Agreement between the APDC and ETP is in the best interests of the APDC and authorizes the Chief Executive Officer, with the assistance of APDC staff, General Counsel and Special Counsel, to negotiate the final form and substance of the Operating Agreement and execute any documents necessary.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 12, 2026

Prepared by:
Patrick K. Jordan, Esq.