



ALBANY PORT DISTRICT COMMISSION

MINUTES OF A REGULAR MEETING

September 23, 2026

Chairperson Steffens called the meeting to order. Commissioners Tagliento and Cinquanti were in attendance. Also present were CEO Hendrick, General Counsel Jordan, CFO Stuto, 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 August 12, 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 congratulated CEO Hendrick on the birth of his grandchild.

PUBLIC COMMENT

Rev. Lowell Chilton, Chaplain of the Albany Maritime Ministry, reported that volunteers are on track to exceed the number of ships visited in previous years. He also noted that this year's summer open house was very successful. Preparations are underway for the Christmas at Sea program, with gift distribution beginning in mid-November. In addition, a Maritime Ministry volunteer has begun making refrigerator magnets highlighting the Albany skyline to give seafarers as souvenirs. An Advent open house will be held on the first Sunday in December, followed by Beer and Carols on the second Monday of the month.

FINANCIAL UPDATE

Chairperson Steffens noted that the Finance Committee met prior to the Board meeting. CFO Stuto reported that she expects the operating revenue to be at \$930,000 over what was budgeted for the end of the year and the operating expenses to be below budget by \$90,000. She reported the overall change in net position for the end of the year is expected to be at \$23.6 million, which is an increase from what was budgeted by \$11.6 million. CFO Stuto noted that she reviewed the proposed 2027 budget in detail with the Finance Committee. CFO Stuto has proposed a budget increase in revenue of \$434,000 and an increase of \$645,000 in operating expenses. She expects to have a grant revenue of \$25 million in 2027. At the end of the year in 2027, CFO Stuto expects the budget change in net position to be \$21.2 million.

Chairperson Steffens noted that the proposed 2027 will be posted for the next 30 days and then discussed and presented for approval at the October Board meeting.

CEO UPDATE

CEO Hendrick reported that Operations Manager John Kosa has been working with PERMA to establish a Port Safety Committee. The committee will include General Counsel Jordan, Operations Manager Kosa, Supervisor Williams, Supervisor Ostrander, Director of Security Stock, and CFO Stuto. The committee members will identify potential concerns and develop proactive hazard controls. PERMA also provided Port staff with an interactive demonstration on slip and fall hazards. The maintenance team has received three PERMA grants that provided safety equipment and training. Port staff continue discussions with the City of Rensselaer and the Town of Bethlehem regarding further development. Port staff are awaiting a response to the Port Security Grant application. Staff also met with a professional consultant and the Port's IT company to develop a cybersecurity plan by 2027, as required by the U.S. Coast Guard. New cybersecurity training has been implemented for staff with positive results. CEO Hendrick added that Port staff will attend the American Association of Port Authorities (AAPA) Conference in New Orleans next week.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

DEA Vavura updated the Board on recent events and communications concerning activity at and around the Port. She reported that the Port's relationship and training activities with PERMA have generated local and industry media coverage. Earlier in the month, Port staff met with representatives from the Canal Corporation and scheduled visits with the Chamber's Capital Leadership Group and the Training Alliance. DEA Vavura noted that CCO Daly will be participating with the American Planning Association mobile tour. Port staff has submitted for the third year a welcome video for the AAPA conference. The Port has also submitted ads in industry publications including Heavy Lift and Freight Business Journal North America. DEA Vavura reported that for the month of August there was over 200 social media posts, which is up about 15%.

SHIPS, BARGES & TONNAGE UPDATE

In the absence of Logistec Operations Manager Sullivan CEO Hendrick provided the Board with an update on the Ships, Barges and Tonnage for August. He reported that next month's longshore hours will have a significant increase due to the increase of vessels docking at the Port. In the next couple of weeks there will be a wheat ship, molasses ship, scrap ship and a couple of heavy lift ships. A few of these ships are labor intensive, which will require 12 to 20 longshoremen working 12 hour shifts.

REAL PROPERTY/DEVELOPMENT UPDATE

General Counsel Jordan reported that he is currently working on the lease with AAA Salt which the Board authorized last month and that the Port team is still moving forward with the proposed development on the Rensselaer side of the Port.

SCM Yagan updated the Board on the expansion site. He reported that the team is coordinating with the manufacturer on the wastewater treatment plant and fire pump house. Some foundation work for the wastewater treatment plant has been completed. The Port team has also completed portions of the contracting work for the wharf test program, which will begin shortly.

USS SLATER SPONSORSHIP

Chairperson Steffens presented Resolution 23-2026 related to the sponsorship of the USS Slater Night. She noted that the Port has a strong relationship with the USS Slater and by continuing to sponsor their organization it will help to promote maritime commerce and industry services throughout the region. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship at the Admiral level at a cost not to exceed \$5,000. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

NORTH ATLANTIC PORT ASSOCIATION SPONSORSHIP

Chairperson Steffens presented Resolution 24-2026 regarding sponsorship of the North Atlantic Ports Association (NAPA). NAPA requested sponsorship for its 76th Semi-Annual Meeting. Chairperson Steffens noted that Port staff are active members and have benefited from many networking opportunities. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship for the North Atlantic Ports Association at a cost not to exceed \$750. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

AMENDMENT TO MUESUR RUTLEDGE ENG. SE SERVICES CONTRACT

CFO Stuto presented Resolution 25-2026 related to additional engineering services for the heavy rail and dock replacement project under the Meuser Rutledge Contract. Meuser Rutledge has provided and continues to provide additional required services which include revisions to the project scope, inspections, permit application submittals and technical correspondence support. These required services have increased the contract by \$107,630 with a new contract cost of \$242,630. Chairperson Steffens called for a motion to approve Resolution 25-2026. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

RENSSELAER IRON & STEEL CONSTENT FOR IMPROVEMENTS

General Counsel Jordan presented Resolution 26-2026 regarding a request by Rensselaer Iron & Steel, a tenant of the Port, to construct a 10,000-square-foot storage warehouse. Counsel Jordan noted that RIS has obtained the required permit from the City of Rensselaer, is current on its lease payments, and is compliant with the terms of its existing lease. Chairperson Steffens called for a motion to approve Resolution 26-2026. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

ROADWAY PAVING AWARD

General Counsel Jordan presented Resolution 27-2026 related to a paving project. The project was put out to bid and after review of the results it was determined that New Castle Paving was the lowest qualified bidder. The project will consist of paving Keane Street and repaving both the entrance roadway to Mohawk Paper and the administration parking lot. Chairperson Steffens called for a motion to authorize the Chief Executive Officer to execute the necessary documents to award the contract for roadway paving to New Castle Paving at a cost not to exceed \$152,187.37. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

PURCHASE OF A BOBCAT SKID-STEER

General Counsel Jordan presented Resolution 28-2026 authorizing the purchase of a new Bobcat skid-steer. The maintenance and operations team currently uses a 2002 skid-steer that can no longer be serviced due to its age. Through a Sourcewell contract, the Port can purchase a new 2026 Bobcat skid-steer for \$61,653.42, including the trade-in of the 2002 unit. Chairperson Steffens called for a motion to approve Resolution 28-2026. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

LETTER OF CREDIT

General Counsel Jordan presented Resolution 29-2026 related to the authorization of obtaining a letter of credit for the wharf construction project. The Port must provide a letter of credit to secure funding for the next phase of infrastructure work. The resolution requested that the Board officially authorize staff to obtain the letter of credit. Chairperson Steffens called for a motion to approve Resolution 29-2026. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

AAPA SPONSORSHIP

Chairperson Steffens presented Resolution 30-2026 related to a sponsorship from the American Association of Port Authorities (AAPA). APDC was invited to sponsor a special session at AAPA's Annual Convention, which several staff members serving on committees will attend.

Chairperson Steffens noted that APDC staff have gained valuable education, leadership development, business insights, and other benefits through their involvement with AAPA. Chairperson Steffens called for a motion to approve resolution 30-2026. A motion was made by Commissioner Cinquanti, seconded by Commissioner Tagliento and passed unanimously.

EXECUTIVE SESSION

There were no items for discussion in 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, October 28, 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.