



ALBANY PORT DISTRICT COMMISSION MEETING

October 28, 2026

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

AGENDA

- 1) Approval of Minutes from the September 23, 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 (Megan Daly, Roddy Yagen)**
- 8) 2027 Annual Budget Approval (Resolution 31-2026)**
- 9) Hudson River Trading Game Program Sponsorship (Resolution 32-2026)**
- 10) Award for On-Call Engineering & Architecture Services (Resolution 33-2026)**
- 11) Westway Infrastructure Financing Authorization (Resolution 34-2026)**
- 12) Other Business (by Chairperson)**
- 13) Enter Executive Session¹**
- 14) Exit Executive Session**

15) Next Meeting: Monday, November 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

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. SEERVICES 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.



APDC External Affairs Update | September 2026

Media Relations

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

MEDIA COVERAGE

September 6, 2026 | *News10*

Firefighters respond to machinery fire at Port of Albany

September 7, 2026 | *NewsChannel13*

Albany firefighters contain mulch pile fire near Port of Albany

September 13, 2026 | *CBS6 News*

AFD rescue man trapped in Port of Albany machinery Saturday evening

September 13, 2026 | *News 10*

Man hospitalized after getting hand stuck in machine at Port of Albany

September 20, 2026 | *Albany Business Review*

Energy developer pursuing project at Rensselaer industrial site

September 30, 2026 | *American Journal of Transportation*

Port of Albany-Rensselaer, NY CEO Hendrick unanimously elected as Chairman of AAPA

September 30, 2026 | *dataPORTUARIA*

AAPA elects new board leadership for 2026-2028 term

September 30, 2026 | *Marine Link*

Richard Hendrick Elected as American Association of Port Authorities Chairman

September 30, 2026 | *RensCo Chamber Member News*

Port of Albany-Rensselaer, NY CEO Hendrick unanimously elected as Chairman of AAPA

Community Outreach | Engagement

- At 2026 AAPA Annual Convention: led AAPA PR Committee meeting, served as speaker for fireside chat/break out session, coordinated with AAPA staff on Chair/new board announcement
- Liaise with AAPA staff and serve as AAPA PR Committee chair

Speaking Opportunities | Tours | Events

- Coordinate details of intro/tours incl. Bard College International Business Students (10/9), Capital Leadership (10/14), American Planning Association Mobile Tour (10/16), Trinity Alliance (10/29), etc.
- Continue planning for 2026/2027 Port events

Internal Communications

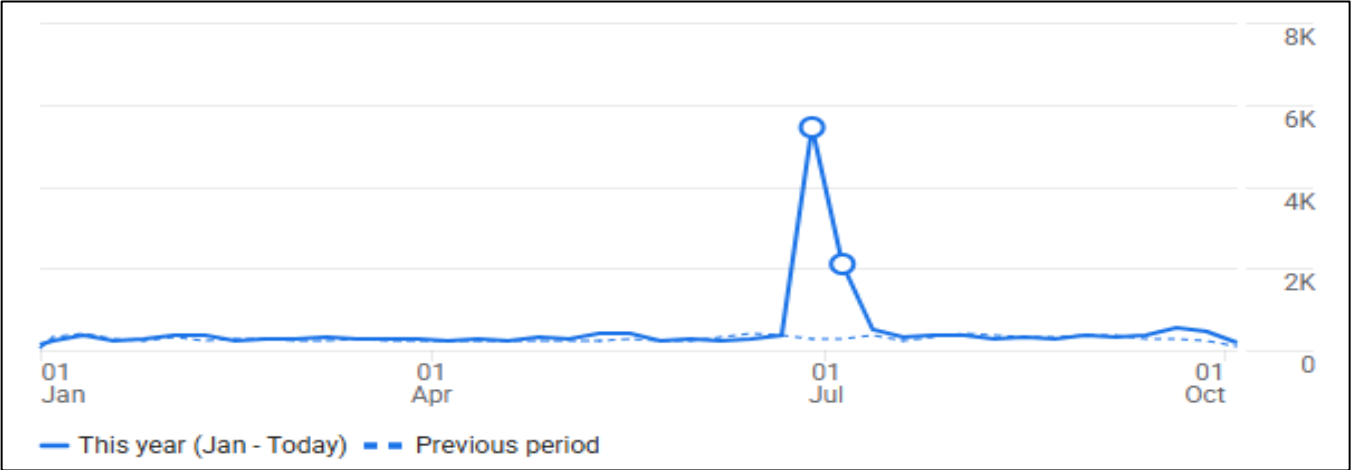
- Strategize 2027 budget and planning
- Meet weekly with Rich; meet regularly with Megan
- Maintain weekly staff update email; convene monthly staff meetings
- Coordinate and distribute regular newsletter to Port Tenants + Neighbors
- Serve as liaison to tenants, neighbors, Logistec/Enstructure, NYSDOL, NYPA/Canal Corp, etc.
- 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

- 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: 1,659 ((↑23.3 %)) [YTD 17,893 (↑9%)] | Engagement rate: 45% (↑16.1 %)



Top 5 Countries by Active Users

United States	81.1%
China	3.9%
India	2.6%
Germany	1.7%
Japan	1.3%

Top 5 Pages by Views

Home	28.7%
Procurement	17.7%
APDC	5.5%
Staff	5.2%
Operations & Facilities	4.9%

Social Media

Facebook	Instagram	LinkedIn	
Followers 2,268↑	Followers 592↑	Followers 1,888↑	
Views 26,691 (↓44.8%)	Views 8,221 (↓30.7%)	Impressions 8,892 (↑55.7%)	
Interactions 692 (↓40.4%)	Interactions 128 (↓46.2%)	Page views 95 (↑79.2%)	
Visits 1,021 (↓51.2%)	Reach 504 (↓39.8%)	Unique visitors 34 (↑41.7%)	
Follows 13 (↓75.9%)	Follows 26 (↓27.8%)	New followers 40 (↑207.7%)	
Top Post #FacesOfFreight - Port RR #3,905	Top Post World Maritime Day - BBC Bremen #354	Top Post Rich as AAPA Chair #1,841	<div></div>

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for September 2026:

BBC Rushmore (1 GE GTG 240mt), CBC-4507 (2 GE GTG 730mt), BBC Bremen (GE Prj 2,000mt)

WHARF ACTIVITY for September 2026

LINE VESSELS	COMMODITY	TONNAGE-MT	CBM
BBC Rushmore -Export	Project	238.68	
CBC 4507 -Export	Project	732.02	
BBC Bremen -Export	Project	2,105.35	
		3,076.04	0.0

TERMINAL ACTIVITY for September 2026

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	1,940.03	100	
STEEL	112.75	3	1
PROJECT	954.52	51	
WIND			
TOTAL	3,007.30	154	1

ANTICIPATED for October 2026:

Aysel 32,000mt Wheat, SSI Marvelous 26,000mt Scrap, BBC Genoa 2,700mt Project Cargo, BBC Africa 400mt Project Cargo.

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	18,887.13	
WIND	14,173.75	26,826
SCRAP	41,317.61	
PROJECT	8,898.98	
WHEAT	27,663.06	
TOTAL	110,940.53	26,826

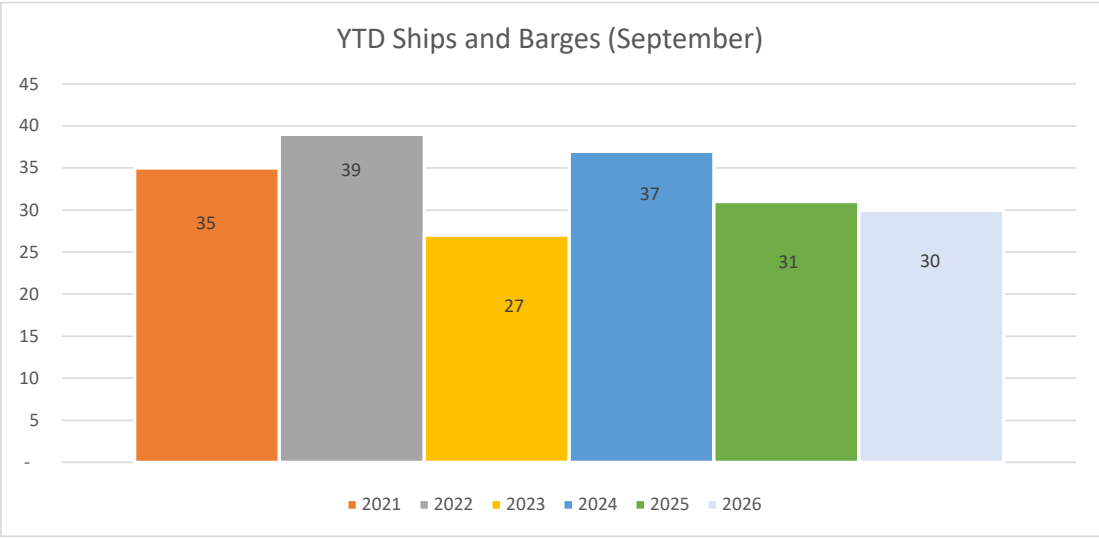
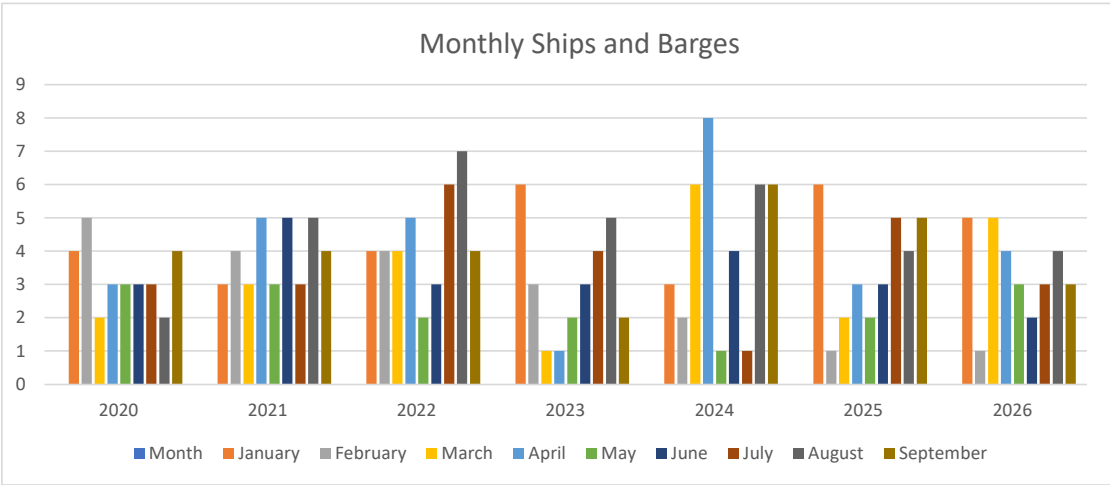
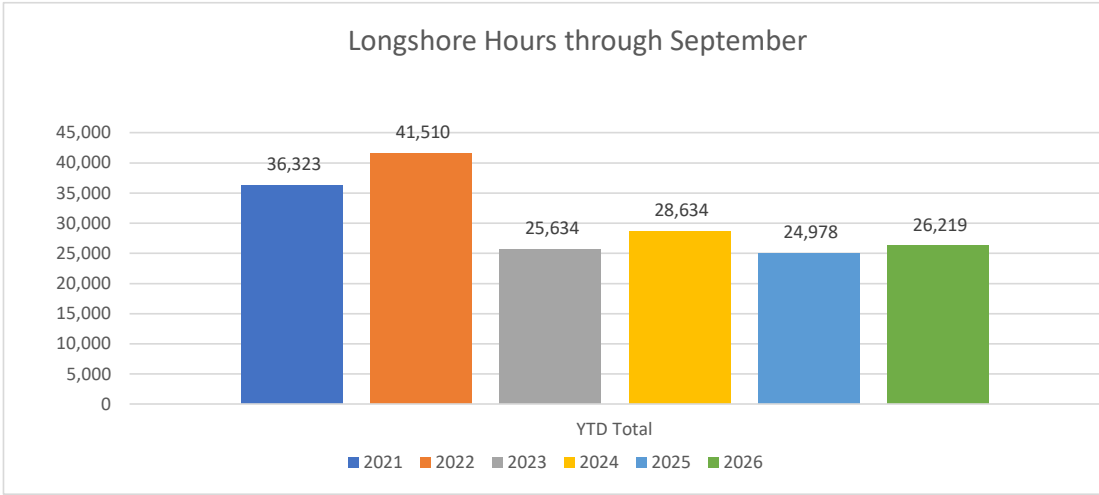
STORED CARGO September

COMMODITY	TONNAGE-MT	CBM
WOODPULP	8,206.01	
WIND		
STEEL	671.28	
PROJECT	573.59	
TOTAL	9,450.88	0.00

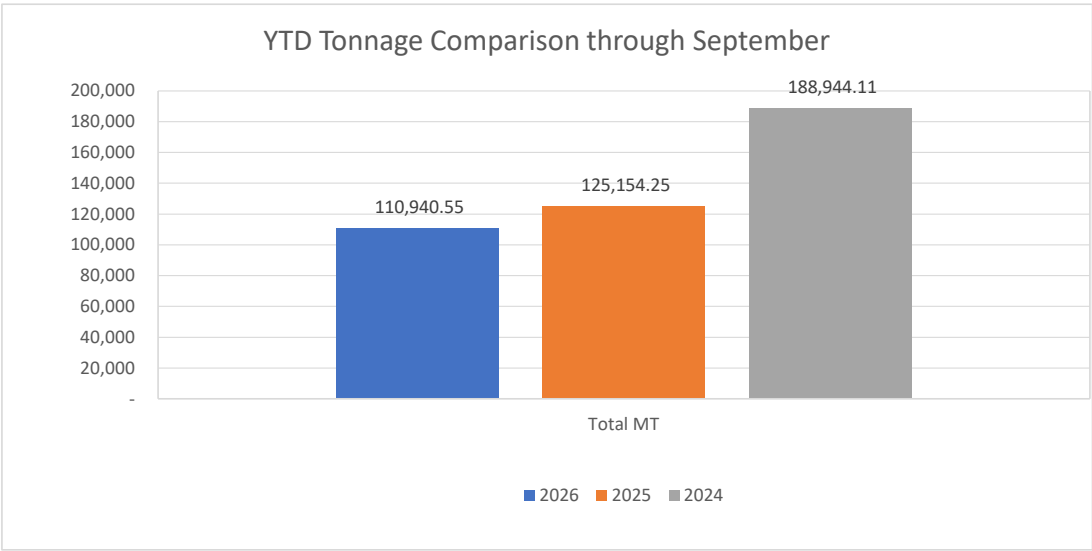
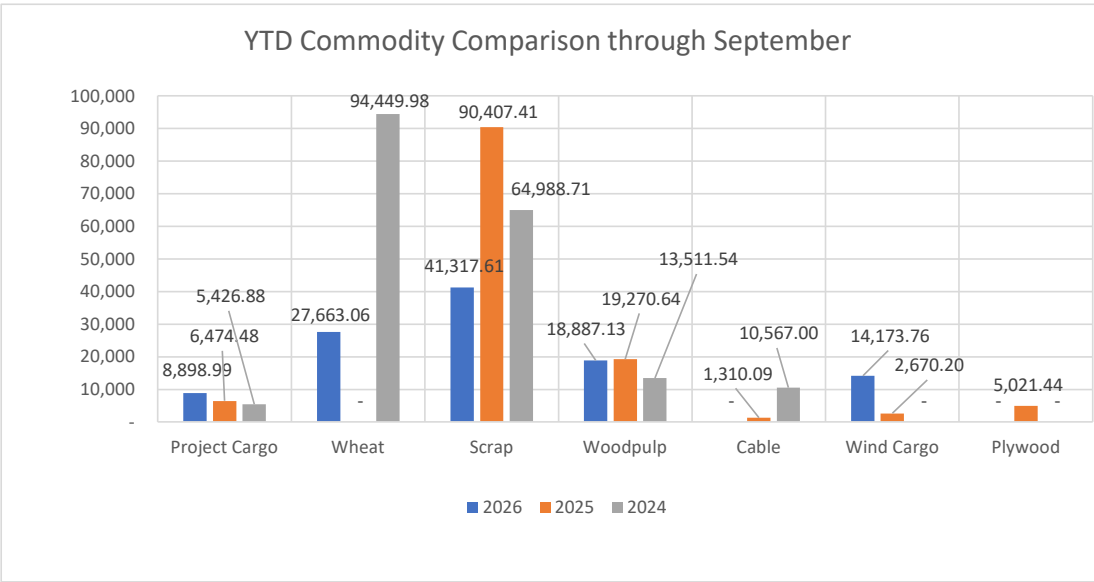
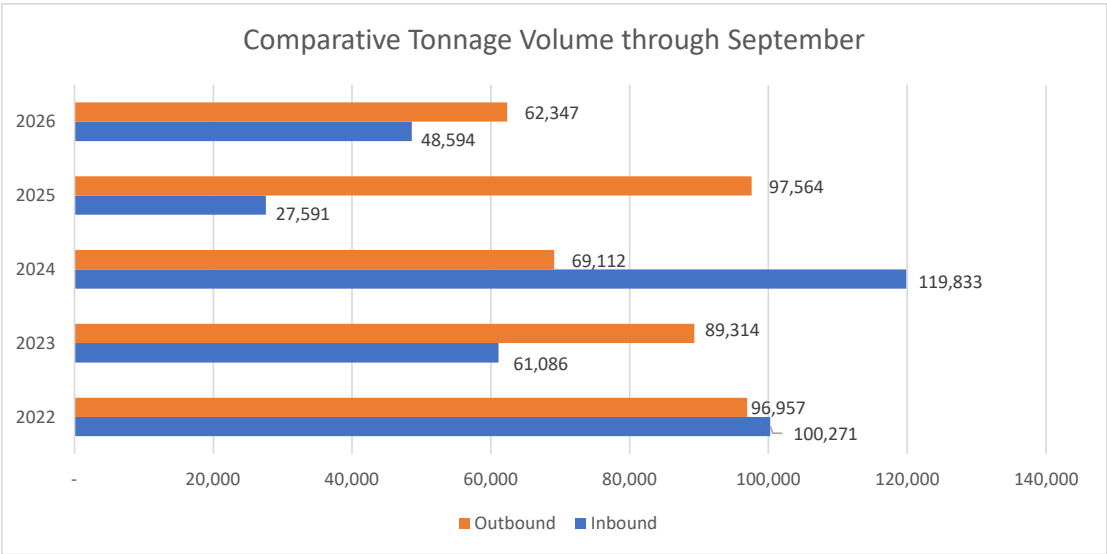
LONGSHOREMAN HOURS

Sep-26	YTD
2,581.00	26,219.0
SAFETY RECORD	
DAYS W/O LOST TIME	253

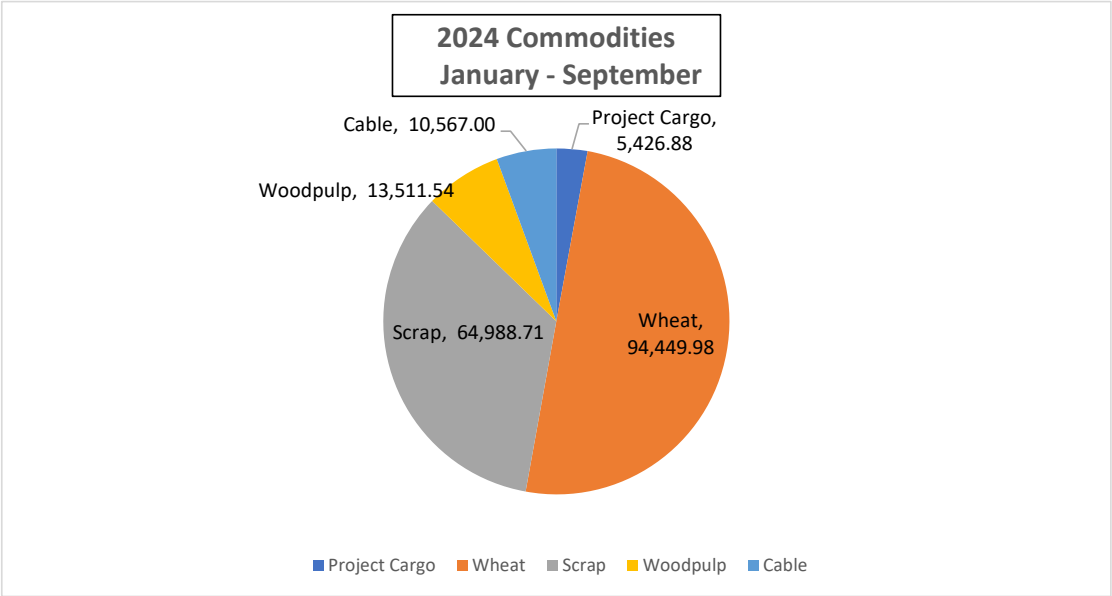
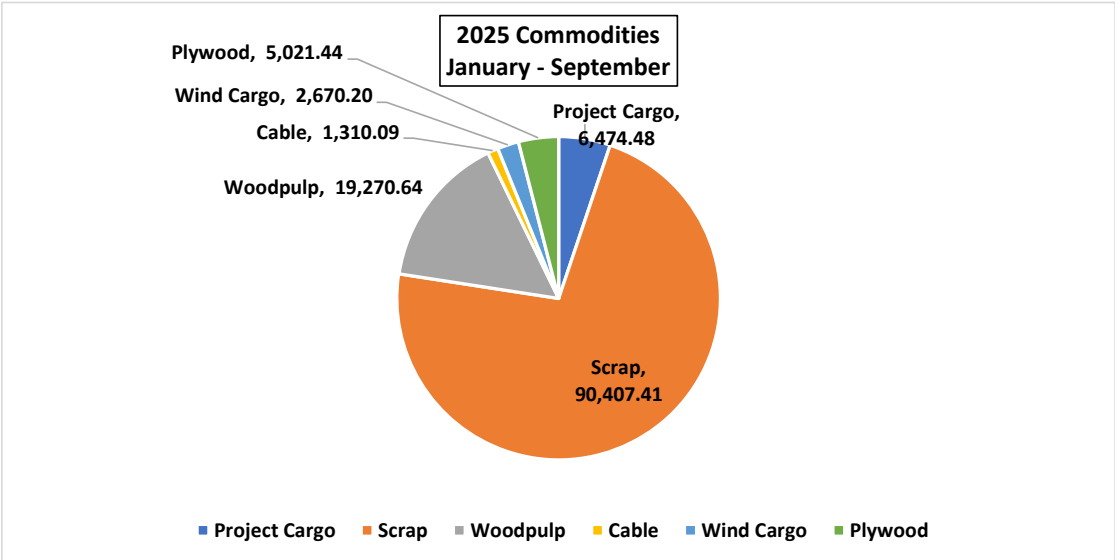
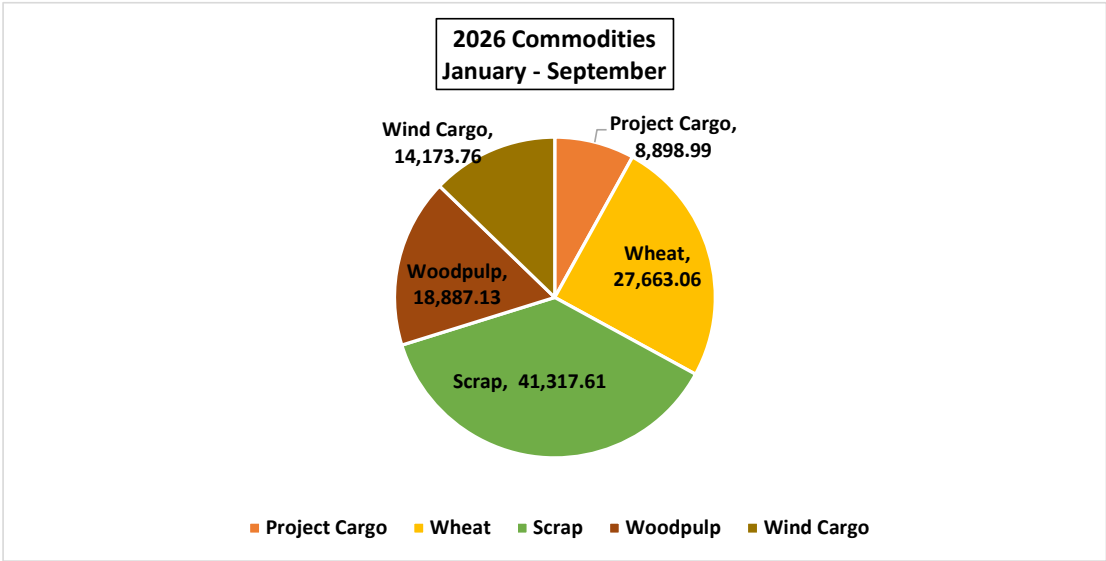
Maritime Comparisons through September 2026



Maritime Comparisons through September 2026



Maritime Comparisons through September 2026



RESOLUTION 31-2026
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, paragraph 4 of the APDC Enabling Legislation (“Legislation”) requires the APDC to “formulate and adopt a financial program”; and

WHEREAS, in accordance with the Public Authorities Accountability Act of 2005 (“PAAA”), the APDC is required to adopt the 2027 Budget no later than November 1, 2026; and

WHEREAS, the APDC Board of Commissioners has reviewed the proposed 2027 Budget.

NOW, THEREFORE, BE IT RESOLVED, that the APDC approves the 2027 APDC Budget.

Signed: _____
(Assistant) Secretary

Date of Authorization: October 28, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 32-2026
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, the APDC Sponsorship Policy permits APDC support of events and activities which advance 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 Hudson River Trading Game program (2026-2027 School Year) (“Event”); and

WHEREAS, the Event features activities to educate participants in certain economic and navigational aspects of the maritime-industry; and

WHEREAS, the 2026 approved APDC operating budget allocates an amount sufficient to support the Event at a sponsorship level not to exceed \$3,000.

NOW, THEREFORE, BE IT RESOLVED, that the APDC finds that this sponsorship request is in accordance with the Sponsorship Policy and authorizes the CEO or his designee to pledge APDC sponsorship of the Hudson River Trading Game Program (2026-2027 School Year) in an amount not to exceed \$3,000.

Signed: _____
(Assistant) Secretary

Date of Authorization: October 28, 2026

Prepared by:
Patrick K. Jordan, Esq.

HISTORIC CHERRY HILL

Request for Support: Historic Cherry Hill's Education Programs

Historic Cherry Hill (HCH) requests **\$3,000** from the Port of Albany in support of our highly successful school programs highlighting the historic role of the Hudson River in Albany's economy. Funds will be used to deliver programs during the 2026-27 school year, prioritizing Title 1 schools in our region, focusing first on public-school students in the Albany City School District.

During the 2025-2026 school year, funding from the Port of Albany supported: delivering programs to 374 students; much needed maintenance for Hudson River Trading Game program props; and a free event for local families- *Community Day*. We were also honored to be part of the Port of Albany's AAPA Lighthouse Award for "Excellence in Economic Development Practices and Community/Education Outreach," recognizing the Port's sponsorship of The Hudson River Trading Game.

One teacher described the *Hudson River Trading Game* as: "*Absolutely the best interactive, hands-on, experiential learning around!*" With the Port of Albany's support, we are so pleased to be able to deliver such high-quality enrichment activities to the students in the City of Albany and beyond.

Thank you so much for considering this request and for your generous support over the years.

Contact: Deborah Emmons-Andarawis, Executive Director, Historic Cherry Hill deborah@historiccherryhill.org



**RESOLUTION 33-2026
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 Albany Port District Commission (APDC) is charged with managing the Port of Albany-Rensselaer operations within the maritime terminal, keeping it safe and secure; and

WHEREAS, the APDC issued an RFQ dated September 21, 2026, soliciting proposals from qualified engineering and architecture firms to provide the APDC with on-call engineering and/or architectural services for small to medium scale, Port of Albany-Rensselaer projects for which separate stand-alone procurement processes and contracts would not be feasible or effective; and

WHEREAS, thirty-seven proposals were received and after a thorough review of all the proposals received APDC staff recommends utilizing the attached list of consultants.

NOW, THEREFORE, BE IT RESOLVED, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the on-call engineering and/or architectural services contracts as listed on schedule A.

Signed: _____
(Assistant) Secretary

Date of Authorization: October 28, 2026

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 34-2026
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 (the “State”) established pursuant to Chapter 192 of the Laws of 1925, as amended (the “Act”); 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 leased approximately 3.5 acres to Westway Feed Products, Inc. (“Westway”) since September 1, 2003, with Westway’s current lease term expiring on August 31, 2033; and

WHEREAS, Westway has requested the APDC’s consent to permit Westway to include a security interest in the leasehold interests it holds in the leased property in the Port District to help facilitate a new loan; and

WHEREAS, there would not be any lien attached or against the APDC ownership interest in the property; and

WHEREAS, Westway is up-to-date with lease payments and in compliance with all terms under its current lease with the APDC.

NOW, THEREFORE, BE IT RESOLVED, that the APDC hereby grants consent to Westway to include the requested leasehold security interest as part of its loan application and authorizes the Chief Executive Officer to execute any document(s) required to facilitate this request.

Signed: _____
(Assistant) Secretary

Date of Authorization: October 28, 2026

Prepared by:
Patrick K. Jordan, Esq.