



**ALBANY PORT DISTRICT COMMISSION
REGULAR MEETING**

Meeting Agenda

July 24, 2019

12:30 P.M.

- 1) Approval of Minutes from the June 17, 2019 meeting (Attached)**
- 2) Finance Committee Meeting Update**
- 3) CEO Update**
- 4) Real Property/Development Update**
- 5) Quarterly Cybersecurity Update (To be provided under separate cover)**
- 6) Maritime Business Assessment**
 - Tonnage/Longshore Labor (Attached)**
- 6) Other Business**
- 7) Public Comment**
- 8) Enter Executive Session¹**
- 9) Exit Executive Session**

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
JUNE 17, 2019

Chairwoman Steffens called the meeting to order. In attendance were Commissioners Coffey and Tagliento. Also present were CEO Hendrick, General Counsel Jordan, Economic Development and Procurement Director Daly, Director of Security Williams, Assistant Director of Security Teller, Lynn Zeronda (CFO For Hire), Steve Boisvert (McFarland Johnson, Inc.) and Administrative Assistant Gaspari.

Chairwoman Steffens introduced the minutes of the May 14, 2019 Commission meeting. No changes were made to the minutes. Chairwoman Steffens called for a motion to approve the minutes of said meeting. A motion was made by Commissioner Tagliento, seconded by Commissioner Coffey and passed unanimously.

CEO UPDATE

CEO Hendrick updated the Board on the following:

- Port Industry Day was a success. Attendance was high, the Port tours went well, and the feedback was very positive.
- CEO Hendrick spoke with Ardent Mills regarding the progress and possibilities of the south wharf reconstruction. Ardent Mills has renewed interest in the offloading platform to import grain by ship.
- The Port's most recent Annual Report is now available and the Port's new website was launched last week.
- The position of CFO has been advertised in the Times Union and on the websites of the Center for Economic Growth and the Capital Region Chamber as well as on the Port's website.

FINANCIAL UPDATE

Lynn Zeronda updated the Commissioners as to the financial work being done, specifically the forecasting and cash flow tools and updated on the request submission made to ESD for the \$4 million in grant proceed reimbursement for the Big Lift Warehouse.

PORT EXPANSION UPDATE

Director Daly and Steve Boisvert of McFarland Johnson provided an update on the status of the 80 acres and required reporting submitted to the Town of Bethlehem with anticipated completion in very early fall.

MARITIME BUSINESS ASSESSMENT

CEO Hendrick provided an overview of the Ships, Barges and Tonnage Report and Longshore Hours Report for May 2019.

OTHER BUSINESS

No other business for discussion.

PUBLIC COMMENT

No public comments were made.

EXECUTIVE SESSION

Chairwoman Steffens called for a motion to enter into Executive Session for a discussion on the proposed acquisition, sale of real property. A motion was made by Commissioner Coffey, seconded by Commissioner Tagliento and passed unanimously.

No action was taken during Executive Session. The regular meeting resumed.

NEXT MEETING

Chairwoman Steffens informed all those in attendance that the **next meeting of the APDC Board of Commissioners will be held on Wednesday, July 24, 2019 at 12:30 p.m.**

Chairwoman Steffens called for a motion to adjourn the meeting. A motion was made by Commissioner Coffey, seconded by Commissioner Tagliento and passed unanimously. The meeting was adjourned.

Ships & Barges Report

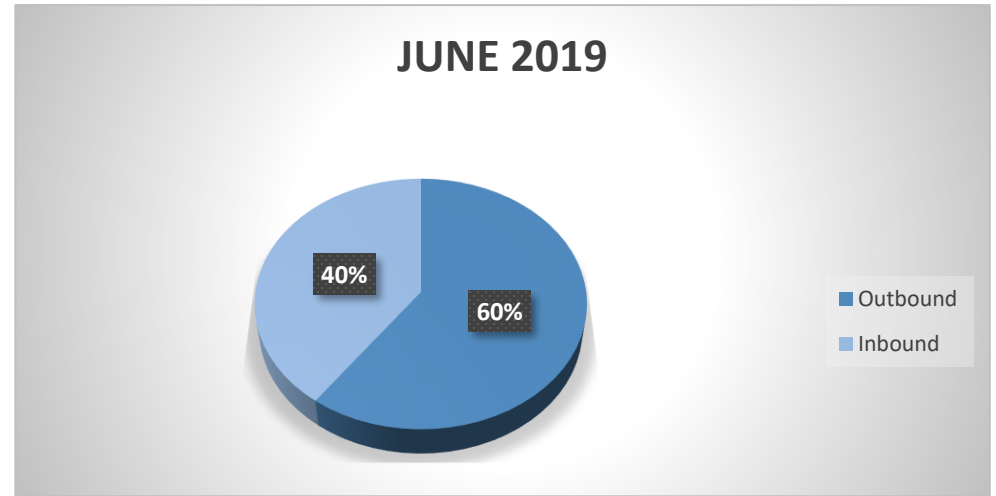
June-2019

Outbound	2018	2019	Change	Percentage
Heavy Lift/Project	2	1	-1	-50%
Barges-Heavy Lift/Project	0	2	2	100%
Scrap Iron	0	0	0	-
Steel	0	0	0	-
Totals	2	3	1	50%

Inbound	2018	2019	Change	Percentage
Heavy Lift/Project	5	0	-5	-100%
Barges-Heavy Lift/Project	0	0	0	-
Calcium Chloride	0	0	0	-
Molasses/Fertilizer	0	0	0	-
Steel	0	0	0	-
Urea	0	0	0	-
Wind Energy	0	0	0	-
Woodpulp	2	2	0	0%
Totals	7	2	-5	-71%

Year to Date

Total	2018	2019	Change	Percentage
Heavy Lift/Project	17	4	-13	-76%
Barges-Heavy Lift/Project	5	3	-2	-40%
Calcium Chloride	1	0	-1	-100%
Molasses/Fertilizer	1	0	-1	-100%
Scrap Iron	4	2	-2	-50%
Steel	0	0	0	-
Urea	0	0	0	-
Wind Energy	0	0	0	-
Woodpulp	5	7	2	40%
Totals	33	16	-17	-52%



Ships & Barges

	2018	2019	Change	Percentage
Outbound	13	8	-5	-38%
Inbound	20	8	-12	-60%
Totals	33	16	-17	-52%

Lay Berth

	2018	2019	Change	Percentage
2018	1	11		
2019	2	9		
Change	1	-2		
%	100%	-18%		

June-2019

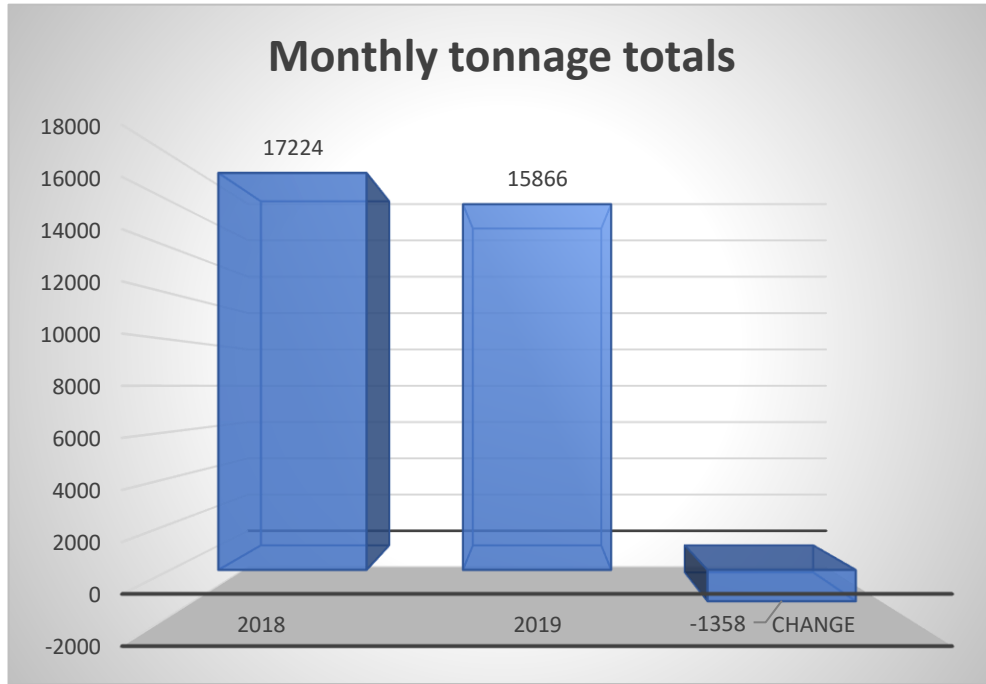
Tonnage Report - Monthly

Outbound	2018	2019	Change	Percentage
Heavy Lift/Project	901	937	36	4%
Barges-Heavy Lift/Project	0	576	576	100%
Scrap Iron	0	0	0	-
Steel	0	0	0	-
Totals	901	1513	612	68%

Inbound	2018	2019	Change	Percentage
Heavy Lift/Project	6711	0	-6711	-100%
Barges-Heavy Lift/Project	0	0	0	-
Calcium Chloride	0	0	0	-
Molasses/Fertilizer	0	0	0	-
Steel	0	0	0	-
Urea	0	0	0	-
Wind Energy	0	0	0	-
Woodpulp	9612	14353	4741	49%
Totals	16323	14353	-1970	-12%

January to Current Month - 2018-2019 Totals

Total	2018	2019	Change	Percentage
Heavy Lift/Project	7612	937	-6675	-88%
Barges-Heavy Lift/Project	0	576	576	100%
Calcium Chloride	0	0	0	-
Molasses/Fertilizer	0	0	0	-
Scrap Iron	0	0	0	-
Steel	0	0	0	-
Urea	0	0	0	-
Wind Energy	0	0	0	-
Woodpulp	9612	14353	4741	49%
Totals	17224	15866	-1358	-8%



Tonnage Report Monthly

Total	2018	2019	Change	Percentage
Outbound	901	1513	612	68%
Inbound	16323	14353	-1970	-12%
Totals	17224	15866	-1358	-8%

June-2019

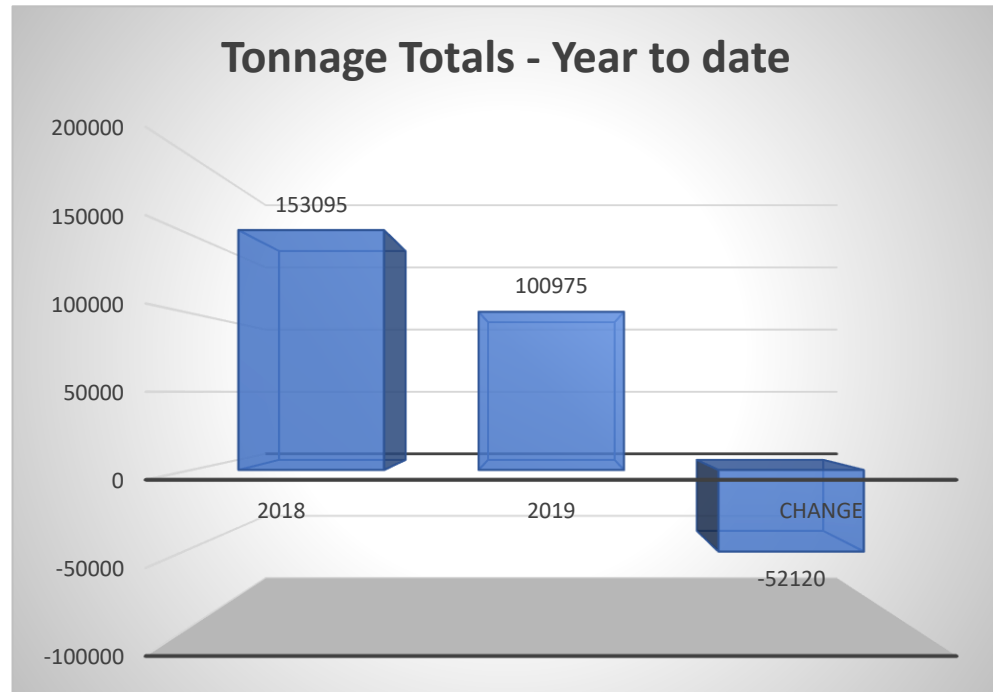
Tonnage Report - Year to Date

Outbound	2018	2019	Change	Percentage
Heavy Lift/Project	3380	2314	-1066	-32%
Barges-Heavy Lift/Project	627	576	-51	-8%
Scrap Iron	87157	57101	-30056	-34%
Steel	0	0	0	-
Totals	91164	59991	-31173	-34%

Inbound	2018	2019	Change	Percentage
Heavy Lift/Project	15645	0	-15645	-100%
Barges-Heavy Lift/Project	472	267	-205	-43%
Calcium Chloride	11045	0	-11045	-100%
Molasses/Fertilizer	11026	0	-11026	-100%
Steel	0	0	0	-
Urea	0	0	0	-
Wind Energy	0	0	0	-
Woodpulp	23743	40717	16974	71%
Totals	61931	40984	-20947	-34%

Year to Date

Total	2018	2019	Change	Percentage
Heavy Lift/Project	19025	2314	-16711	-88%
Barges-Heavy Lift/Project	1099	843	-256	-23%
Calcium Chloride	11045	0	-11045	-100%
Molasses/Fertilizer	11026	0	-11026	-100%
Scrap Iron	87157	57101	-30056	-34%
Steel	0	0	0	-
Urea	0	0	0	-
Wind Energy	0	0	0	-
Woodpulp	23743	40717	16974	71%
Totals	153095	100975	-52120	-34%



Tonnage Report Year to Date

Total	2018	2019	Change	Percentage
Outbound	91164	59991	-31173	-34%
Inbound	61931	40984	-20947	-34%
Totals	153095	100975	-52120	-34%

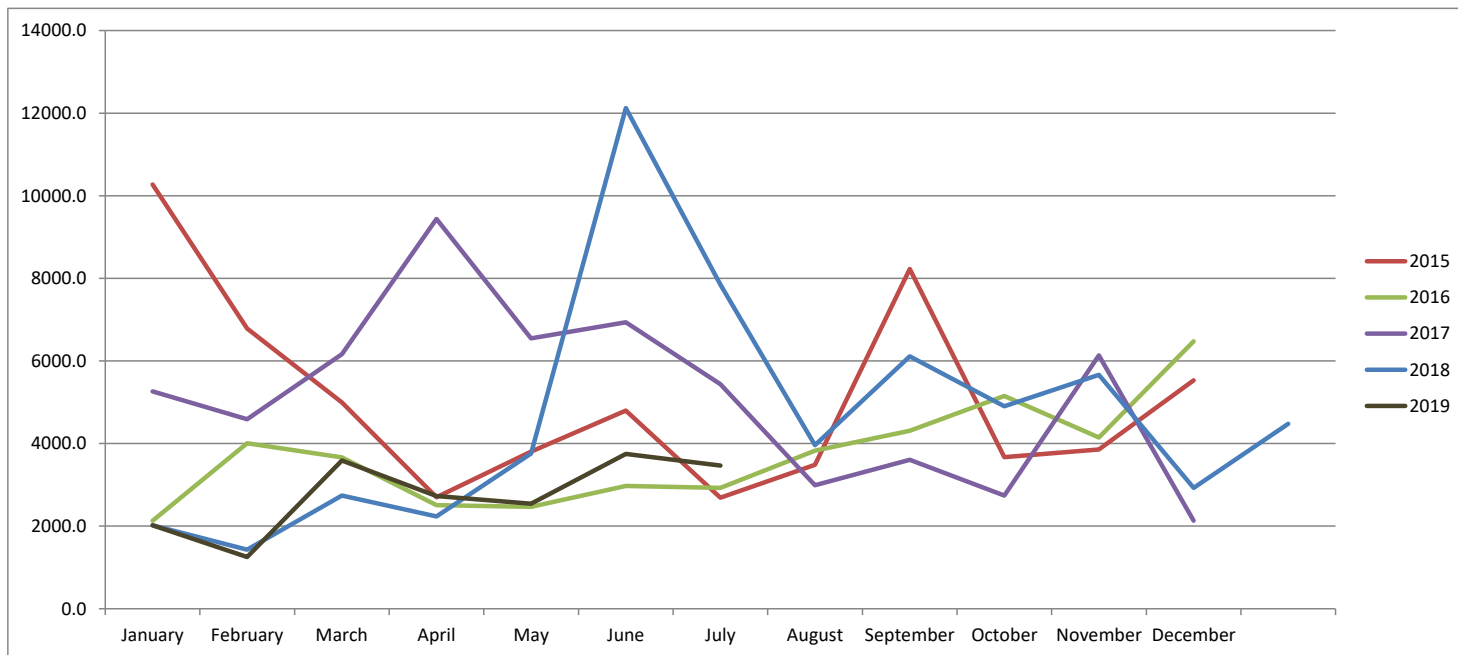
LONGSHORE HOURS

2018-2019 Comparison

	2018	2019
January	1431.0	1253.0
February	2739.0	3589.0
March	2237.5	2729.5
April	3757.0	2541.0
May	12123.5	3749.0
June	7848.5	3470.0
July		
August		
September		
October		
November		
December		
Total:	30136.5	17331.5

2015-2016-2017-2018-2019 Comparison

	2015	2016	2017	2018	2019
January	10272.0	2130.5	5265.0	1431.0	1253.0
February	6784.5	4010.0	4591.0	2739.0	3589.0
March	4995.0	3663.0	6166.0	2237.5	2729.5
April	2701.0	2509.5	9438.0	3757.0	2541.0
May	3803.0	2470.0	6549.5	12123.5	3749.0
June	4795.5	2975.0	6939.0	7848.5	3470.0
July	2689.0	2929.0	5437.0	3960.5	
August	3482.5	3829.5	2992.0	6113.5	
September	8224.5	4309.0	3604.5	4905.0	
October	3669.0	5153.5	2738.0	5663.0	
November	3858.0	4146.0	6133.5	2926.5	
December	5529.0	6474.0	2133.5	4480.0	
Total:	60803.0	44599.0	61987.0	58185.0	17331.5



Port of Albany - Property Area

Albany Port District Commission



Legend
Port of Albany Property

