



**ALBANY PORT DISTRICT COMMISSION
MINUTES OF A SPECIAL BOARD MEETING
FEBRUARY 15, 2022**

Due to the pandemic the February 15, 2022 Special Board of Commissioners meeting was held remotely pursuant to the amended legislation under the NYS Open Meetings Law. Prior to the meeting being called to order General Counsel Jordan noted that the meeting was being recorded and transmitted via on-line video. Chairperson Steffens called the meeting to order. In attendance were Commissioners Abriel, Cinquanti, Coffey and Tagliento. Also present were CEO Hendrick, General Counsel Jordan, CCO Daly, CFO Stuto, DSI Skubon, Director of Security Williams, Deputy Director of Security Teller, Administrative Assistant DiLillo, Glen Doherty from Hodgson Russ, George Gottuso from Hill International and Chris Bombardier from Catalyst New York.

Counsel Jordan noted to the Board that further discussions will take place relating to the undertaking, findings and performance of a PLA Feasibility Study, which the Board authorized undertaking at the December meeting and the possible engagement of a recruiting specialist for a project specific position for the expansion project. Counsel Jordan advised the Board that they enter into executive session for part of these discussions.

EXECUTIVE SESSION

Chairperson Steffens called for a motion to enter into Executive Session for the purpose of discussing matters leading to the appointment, employment, promotion, demotion, discipline, suspension, dismissal or removal of a particular person and for a discussion regarding proposed, pending or current litigation. A motion was made by Commissioner Tagliento, seconded by Commissioner Abriel and passed unanimously.

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

PLA FEASIBILITY STUDY UPDATE

CCO Daly reported that in December 2021 Port staff was authorized to undertake a PLA Feasibility Study. The Port team engaged Hill International to facilitate the study in order to evaluate the feasibility of utilizing a PLA for the expansion project. CCO Daly then introduced George Gottuso from Hill International. Mr. Gottuso provided the Board with overview of the PLA study conducted by Hill International noting that they used the most up-to-date project scope of work, schedule and cost estimates as well as labor and workforce considerations relevant to the expansion project. After thorough assessment and analysis, Hill International's findings suggested that a PLA could provide modest cost savings and certain non-quantifiable savings through avoidance of costly delays associated with potential strikes, slow-downs, walk-outs or other labor disputes and a no strike provision increasing the likelihood of completing the project on time, flexibility in work hours and an increased use of apprentices. Some discussion took place including the priority of achieving utilization of M/WBE and SDVOB businesses on the job as well as local hiring. Resolution 4-2022 was presented to accept the draft PLA Feasibility Study with slight revisions noted and direction to proceed with good faith negotiations of a Project Labor Agreement. Chairperson Steffens called for a motion to approve Resolution 4-2022, authorizing the CEO, staff and consultants to use good faith efforts to negotiate a Project Labor Agreement for the expansion project. A motion was made by Commissioner Tagliento, seconded by Commissioner Abriel and passed. Commissioner Cinquanti recused himself from the vote.

RECRUITING CONSULTANTS

CCO Daly presented Resolution 5-2022 related to utilizing a recruiting consultant. She noted that the Construction Project Manager position had been posted since mid-fall without a successful candidate. This position is needed to assist the APDC and staff to facilitate the expansion project through execution to completion. Port staff interviewed several firms that focus on recruiting specialists in the construction and project development fields. After review and evaluation of the responding firms, the staff recommends Ardith Rademacher & Associates to assist with recruiting and identifying a Construction Project Manager. Chairperson Steffens called for a motion to approve Resolution 5-2022 to authorize the CEO to execute the necessary documents to engage Ardith Rademacher & Associates for the purpose of recruiting a Construction Project Manager. A motion was made by Commissioner Abriel, seconded by Commissioner Cinquanti and passed unanimously.

OTHER BUSINESS

Discussion took place regarding the current RFP posted for Port Expansion Site Preparation, which includes tree cutting, clearing, grubbing and surcharging. Due to timing and guideline restrictions for the project, the Board recommended that an ammended RFP be issued to separate the tree cutting services from the remainder of the proposed work and amend the schedule accordingly.

NEXT MEETING

Chairperson Steffens informed all those in attendance that **the next meeting of the APDC Board of Commissioners will be held on Wednesday, February 23, 2022 at 12 noon.**

Chairperson Steffens called for a motion to adjourn the meeting. A motion was made by Commissioner Coffey, seconded by Commissioner Abriel and passed unanimously.