



**ALBANY PORT DISTRICT COMMISSION  
MINUTES OF A SPECIAL BOARD MEETING  
MARCH 16, 2022**

Due to the pandemic the March 16, 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 and Administrative Assistant DiLillo.

Counsel Jordan reported that the Town of Bethlehem Planning Board accepted the Port's Supplemental Environmental Impact Statement as complete, which then lead to the Planning Board unanimously approving and adopting a Finding Statement for the townner manufacturing facility. By obtaining this approval, Port staff will be able to move forward with the expansion project.

Chairperson Steffens congratulated all on a job well done.

**TREE CUTTING & REMOVAL CONTRACT**

Counsel Jordan presented Resolution 7-2022 related to Tree Cutting and Removal. APDC issued an RFP dated January 31, 2022, issued an amendment on March 7, 2022 and received five responses on March 15, 2022. After reviewing the proposals and ensuring compliance with the specifications, the review team recommended that the Board award the contract for Tree Cutting and Removal to Wm. J. Keller & Sons Construction Corp. Some discussion took place. Chairperson Steffens called for a motion to approve Resolution 7-2022, awarding the contract to Wm. J. Keller & Sons Construction Corp. at a cost not to exceed \$970,000. A motion was made by Commissioner Coffey, seconded by Commissioner Cinquanti and passed unanimously.

**EXECUTIVE SESSION**

Chairperson Steffens called for a motion to enter into Executive Session for the purpose of the proposed acquisition, sale or lease of real property. A motion was made by Commissioner Abriel, seconded by Commissioner Cinquanti and passed unanimously.

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

**AMENDED PREDEVELOPMENT FUNDING AGREEMENT**

The APDC was authorized to entered into a predevelopment funding agreement in March 2021. The purpose of the agreement was to cover engineering, consultants and permitting costs prior to the three-party agreement being signed. The predevelopment funding agreement is near its expiration date. While the parties continue to negotiate the three-party agreement it is necessary to extend the predevelopment funding agreement in order to move forward with the expansion project process. Port staff recommended that the Board approve authorizing the CEO to execute an amended predevelopment funding agreement. Chairperson Steffens called for a motion to approve Resolution 8-2022, authorizing the CEO to execute an amended predevelopment funding agreement. A motion was made by Commissioner Abriel, seconded by Commissioner Coffey and passed unanimously.

**OTHER BUSINESS**

CEO Hendrick reported that Senator Schumer had secured 1.5 million dollars earmarked for a South End training facility. The Port team supported the application submitted for the project that would help build the link between offshore wind manufacturing and creating job opportunities for residents in the South End of Albany as well as other local communities.

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