



ALBANY PORT DISTRICT COMMISSION MINUTES OF A REGULAR MEETING

July 27, 2022

Due to the pandemic the July 27, 2022 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, SCM Yagan, Director of Security Williams, Deputy Director of Security Teller and Administrative Assistant DiLillo.

Chairperson Steffens introduced the minutes of the June 27, 2022 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 Abriel, seconded by Commissioner Tagliento, and passed unanimously.

PUBLIC COMMENT

Sylvia Rowlands – 54 Halter Rd. – Spoke regarding the 80-acre site.

Kellin Rowlands – 64 Halter Rd. – Spoke regarding the 80-acre site.

Janine Goetz – 117 Retreat House Rd. – Spoke regarding the 80-acre site.

Diane Easton – resident – Spoke regarding the 80-acre site.

FINANCIAL UPDATE

Commissioner Coffey noted that the Finance Committee met prior to the Board meeting. He reported that CFO Stuto reviewed with the Committee the current balance sheet year to date and the financials with respect to the budget variances and forecasted year end, noting that there were no significant changes from the prior reports on the budget financials or balance sheet. Commissioner Coffey also reported that CFO Stuto reviewed with the Committee the status of the budget goals that the Port team established, noting that the list provided was significant.

CEO UPDATE

CEO Hendrick updated the Board on the following:

- Ships through June 2022 is near equal to this time last year. Tonnage for this year is down but longshore hours have increased, making it a good year for longshoremen and women.
- Port staff continues to meet monthly with Federal Marine Terminal marketing representatives. The group has been working together to increase productivity and improve job status.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly reported that as listed on the Port's website, SCM Roddy Yagan is the point of contact for the Port Expansion Project in relation to any Project inquiries. Also noting that the website has been updated with Project information along with a factsheet that will be updated as the Project moves forward.

SCM Yagan reported that the owner's representative field office located at 700 Smith Blvd. has been set up and is now being utilized by Hudson Meridian. The RFP for the 700 Smith Blvd. building, site work, rail work and Normanskill Street work is currently out for solicitation for bids. Twenty-one people from fifteen companies attended the pre-bid meeting with sixty companies on the interested bidders list. The Port team is working on developing a scope of work for the demolition of two existing buildings that remain on the 700 Smith Blvd. site. That RFP is expected to be advertised within the next few weeks.

SCM Yagan reported that the Owner's Rep team created a construction milestone schedule update, which was provided to the Project partners at their recent meeting. Due to federal permitting delays, substantial completion for the project is expected to be pushed back. The Port team is still coordinating with the federal entities on the permitting process. The Port team attended and presented at a Town of Bethlehem Board meeting to provide greater outreach on the project. The Port was joined by the lead engineering consultant and NYS DEC. The Port continues to meet with project partners and involved agencies, such as NYSERDA, DEC and DOH. SCM Yagan also provided the Board with an overview of the progress relating to the Project, highlighting the development of a community air monitoring plan, which will identify and minimize any potential issues that could arise at the Project site.

PROJECT LABOR AGREEMENT

Counsel Jordan presented Resolution 28-2022 related to a Project Labor Agreement (PLA). He provided the Board with an overview of the of the agreement and its goals, highlighting the inclusion of local hiring, disadvantaged persons, 75% union/25% non-union workforce, Minority, Women and Veteran Business Recruitment and the Multi-Craft Apprenticeship Preparation Program (M.A.P.P.). Some discussion took place. Chairperson Steffens called for a motion to authorize the CEO to execute the proposed Project Labor Agreement, and to take any necessary

actions to implement said Agreements. A motion was made by Commissioner Abriel, seconded by Commissioner Coffey and passed. Commissioner Cinquanti abstained from the vote.

MCFARLAND-JOHNSON PROFESSIONAL SERVICES

CFO Stuto presented Resolution 29-2022 related to McFarland-Johnson providing professional advisory services related to construction oversight of the Project and to assist with offshore wind supply chain developments. APDC conducted a lengthy development process for the project, which included multiple professional service consultants, highlighting on history, responsibility, skill, judgement and experience each have had with the APDC leadership team as it relates to the project, site, permitting and development opportunities. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to enter into an Advisory Services Agreement with McFarland-Johnson at a cost not to exceed \$75,600. A motion was made by Commissioner Coffey, seconded by Commissioner Abriel and passed unanimously.

CHAMBER DINNER SPONSORSHIP

Chairperson Steffens presented Resolution 30-2022 relating the sponsorship of the Capital Region Chamber's Annual Dinner being held on September 29, 2022. She noted that the sponsorship request is in accordance with the APDC sponsorship policy. Chairperson Steffens called for a motion to authorize the Chief Executive Officer to pledge APDC sponsorship of the Capital Region Chamber's Annual Dinner at the Premier Sponsor Table level at a cost not to exceed \$3,800.00. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

EXECUTIVE SESSION

There were no items for discussion for Executive Session.

OTHER BUSINESS

There were no items for discussion.

NEXT MEETING

Chairperson Steffens informed all those in attendance that the **next meeting of the APDC Board of Commissioners will be held on Wednesday, August 31, 2022 at 12:00 noon.**

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