



**ALBANY PORT DISTRICT COMMISSION MEETING
AUGUST 28, 2024
12:00 P.M.**

AGENDA

- 1) Approval of Minutes from the July 19, 2024 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 (by Bill Ring)**
- 7) Real Property/Development Update (by DSI Schneidawin)**
- 8) USS Slater Sponsorship (Resolution 17-2024) (by CFO Stuto)**
- 9) Ardent Mills Consent for Improvement (Resolution 18-2024) (Cnsl. Jordan)**
- 10) Other Business (by Chairperson)**
- 11) Enter Executive Session¹**
- 12) Exit Executive Session**
- 13) Next Meeting: September 18, 2024**

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
July 19, 2024

Chairperson Steffens called the meeting to order. In attendance were Commissioners Coffey, Cinquanti, Tagliento and Abriel. Also present were, CEO Hendrick, General Counsel Jordan, CCO Daly, CFO Stuto, DSI Schneidawin, DEA Vavura, SCM Yagan, Director of Security Stock, Administrative Assistant DiLillo and Logistec Operations Manager Matt Sullivan.

Chairperson Steffens introduced the minutes of the June 26, 2024 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 Coffey, seconded by Commissioner Abriel and passed unanimously.

PUBLIC COMMENT

There were no public comments.

FINANCIAL UPDATE

Chairperson Steffens mentioned that the Finance Committee met prior to the Board meeting. CFO Stuto noted that she reviewed the income statement and the change in net position on the income statement as of June 30, 2024 with the Finance Committee. She reported that there were positive variances for the projections for the end of the year compared to last month and that the major fluctuations for the change in net position were due to cash and deferred revenue for expenses that were incurred for the Offshore Wind Project.

CEO UPDATE

- CEO Hendrick noted to the Board that the APDC's Information Technology System was not affected by the IT disruption that occurred earlier in the day due to a software update by the cybersecurity firm CrowdStrike, which the Port does not utilize.
- CEO Hendrick reported that the Port team will be hosting Port Industry Day on September 19th. The team is firming up speakers from local leaders, other Ports, business and maritime industries for presentations and a round table discussion.

- CEO Hendrick congratulated CCO Daly on being named to the Albany Business Review's Power 50 list.
- CEO Hendrick thanked General Counsel Jordan and the legal team for their hard work in obtaining the extension approval for the site plan for the Expansion Project from the Town of Bethlehem.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

DEA Vavura provided the Board with an update on recent media coverage related to maritime activity and offshore wind developments, highlighting an interview that CEO Hendrick had with Heavy Lift and Project Forwarding Magazine and SCM Yagan's interview with the Design, Develop and Construct Journal. She noted that Port staff will also be partaking in following up interviews with the Spotlight News and the Albany Business Review.

The Port team continues to work on the website redesign. The team also had the opportunity to work with representatives from LaBella on a video project, which will be presented to the Board in the near future.

DEA Vavura also spoke about Port Industry Day. She noted that it will be a day for tenants, neighbors and community members to participate and share in the various aspects of the Port.

SHIPS, BARGES & TONNAGE UPDATE

Logistec Operations Manager Matt Sullivan provided the Board with an update on maritime activity through the month of June. He noted that terminal activity in June had been slow but is now beginning to pick up. He reported that four ships came in for the month of June. A vessel carrying woodpulp, a project barge, a scrap ship and a project cargo import ship. June was the first roll-on roll-off ramp use, moving more than half a million pounds. The new hoppers and conveyor system for Ardent Mills grain importing has been set up and is ready for testing. The next wheat ship is expected in September. The month of July so far has brought in eight railcars, which carried 600 tons of steel beams for STS Steel. Three more railcars are expected within the next two weeks. A cable ship for Champlain Hudson Power Express project has been delayed and is now expected in August. That ship will take approximately 20 days (24/7) to offload.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly reported that the Port team continues to engage in discussions with a company for the use of the Rensselaer property site. DSI Schneidawin noted that Port staff is still waiting to receive the white paper from the company.

CCO Daly provided updates on the various grant application submissions, noting that the Port team recently received inquiries related to the USDOT MPDG submission. The Team also recently submitted a BEST NY grant application for the Beacon Island substation. CCO Daly noted that NYSERDA has posted the fifth offshore wind solicitation, with submissions due in September and final pricing submission due in October.

CCO Daly mentioned that the Port team had a very productive meeting with the Institute of Americas to discuss what the ports in South and North America are working on within the industry.

SCM Yagan provided the Board with an update on the Expansion Project. He reported that all the primary steel for the bridge is set. Next step is placing the deck. Utility work is progressing across the site. The contractor is approaching completion of the site cap. Once the site cap is complete, conversations with DEC relating to the landfill reclamation closure report and plan will begin. Contractors are continuing to work through road work and rail crossings. The signalization of River Road and Corning Hill Road will begin in August and the final paving work will begin soon after. A substantial completion date of December is anticipated for the pad ready scope of work.

OTHER BUSINESS

Counsel Jordan reported that Port Staff, Mayor Sheehan and Mayor Stammel met with representatives from NYSDOT and CDTC to discuss the Reimagine 787 study. Mayor Sheehan and Port staff indicated potential issues and impacts this project would have on the Port and its tenants. They also provided suggestions to assist in resolving these issues as well as requesting that the Port be included in future discussions.

EXECUTIVE SESSION

There were no items for discussion for Executive Session.

NEXT MEETING

Chairperson Steffens informed all those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday August 28, 2024 being held at 12:00 noon.**

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

ALBANY PORT DISTRICT COMMISSION
2024 Forecast - Preliminary Results through July 31, 2024

	July 2024	Year to Date Jul-24	Year to Date Budget Jul-24	Actual to Budget Variance YTD	Forecast August- Dec	Forecast 2024	Budget 2024	Forecast to Budget Variance
Operating Revenue:								
Rental Income	359,281	2,485,404	2,493,612	(8,208)	1,796,405	4,281,809	4,274,763	7,046
Dockage Fees	4,744	306,465	198,917	107,548	218,903	525,368	341,000	184,368
Wharfage Fees:	2,073	115,946	186,667	(70,720)	82,819	198,765	320,000	(121,235)
Buckeye Revenue	-	50,000	50,000	-	100,000	150,000	150,000	-
Stevedore Fees and Services	24,426	174,484	262,500	(88,016)	272,131	446,615	450,000	(3,385)
Crane Equipment Rental	7,140	73,500	116,667	(43,167)	52,500	126,000	200,000	(74,000)
Security Fees	15,853	255,353	103,250	152,103	182,395	437,747	413,000	24,747
Public Private Administrative Revenue	13,800	127,434	62,478	64,956	60,000	187,434	300,000	(112,566)
Other Services and Revenue	6,395	19,700	6,651	13,049	8,471	28,171	11,401	16,770
Total Operating Revenue	433,712	3,608,286	3,480,740	127,545	2,773,623	6,381,909	6,460,164	(78,255)
Operating Expenses:								
Payroll, Payroll Taxes and Fringe Benefits	273,081	2,108,914	2,144,628	(35,714)	1,303,055	3,411,968	3,350,790	61,178
Other Post Retirement Benefit Expense	-	-	-	-	100,000	100,000	100,000	-
Repairs, Maintenance and Utilities	22,181	391,555	388,393	3,162	257,750	649,305	665,816	(16,511)
Crane Parts and Repairs	-	37,403	87,500	(50,097)	115,000	152,403	150,000	2,403
Insurance	31,990	210,416	215,785	(5,369)	159,950	370,366	369,917	449
Professional and Consulting Fees	8,829	102,803	241,792	(138,989)	247,171	349,974	414,500	(64,526)
Service Contracts	17,108	129,703	110,833	18,869	108,086	237,788	190,000	47,788
Security and Safety Costs	2,414	17,905	90,417	(72,512)	124,735	142,640	155,000	(12,360)
Education and Training	-	2,405	8,750	(6,345)	10,000	12,405	15,000	(2,595)
Office Supplies and Expense	4,639	18,468	36,808	(18,340)	40,487	58,955	63,100	(4,145)
Advertising, Promotion and Association Dues	10,198	83,990	152,140	(68,150)	207,000	290,990	260,812	30,178
Contingency	-	-	-	-	-	-	180,000	(180,000)
Total Operating Expense	370,440	3,103,562	3,477,045	(373,484)	2,673,233	5,776,795	5,914,935	(138,140)
Operating Income (Expense) before other items	63,273	504,724	3,695	501,029	100,390	605,114	545,229	59,885
Depreciation and Other (Income) Expenses:								
Depreciation Expense	270,812	1,864,349	1,633,333	231,015	1,354,062	3,218,411	2,800,000	418,411
Interest Income	(441)	(20,725)	(11,667)	(9,058)	(9,350)	(30,075)	(20,000)	(10,075)
Interest Expense	4,448	40,761	97,557	(56,796)	115,233	155,994	167,240	(11,246)
Waterfront Development	286	270,894	180,944	89,949	37,714	308,608	310,190	(1,582)
Municipal Support	-	-	-	-	-	-	-	-
(Gain)Loss on Asset	-	(15,149)	-	(15,149)	-	(15,149)	-	(15,149)
Net Depreciation and Other (Income) Expenses	275,106	2,140,129	1,900,168	239,962	1,497,659	3,637,788	3,257,430	380,358
Change in Net Position Before Capital Funding	(211,833)	(1,635,405)	(1,896,473)	261,067	(1,397,269)	(3,032,674)	(2,712,201)	(320,473)
Public Private Partnership Revenue	3,665,894	27,189,719	26,937,522	252,197	9,500,000	36,689,719	36,500,000	189,719
Capital Grant Revenue	-	625,477	2,625,000	(1,999,523)	3,875,000	4,500,477	4,500,000	477
Grant and Private Partner Revenue	3,665,894	27,815,196	29,562,522	(1,747,326)	13,375,000	41,190,196	41,000,000	190,196
Development Expense Empire Wind Project	(3,679,694)	(27,495,008)	(26,825,000)	(670,008)	(9,500,000)	(36,995,008)	(36,500,000)	(495,008)
Change in Net Position	(225,633)	(1,315,217)	841,049	(2,156,266)	2,477,731	1,162,514	1,787,799	(625,285)



Media Relations

- Regular communications with local, regional, and industry media, including *Times Union*, *Albany Business Review*, *Spotlight News*, *City & State*, *Politico*, local TV stations, etc.
- Coordinated interviews with industry publications: DDC (*Design Develop Construct*) [project update]; *Heavy Lift* [port/maritime update]

MEDIA COVERAGE

Altamont Enterprise | July 12, 2024

Industrial development at the expense of health is unwise, immoral (Opinion)

Times Union | July 18, 2024

Albany police warn of flames to be visible from Global Partners Thursday and Friday

Albany Business Review | July 18, 2024

2024 Power 50 (Megan Daly)

Albany Business Review | July 19, 2024

The largest construction projects in the Capital Region

Times Union | July 19, 2024

See the Burn (Global burn off photo feature)

City & State | July 24, 2024

The 2024 Transportation Power 100 (Rich Hendrick)

WAMC Northeast Public Radio | July 22, 2024

New community solar site coming to Albany

AJOT | July 24, 2024

Port of Albany leadership receives honors

Spotlight News | July 24, 2024

EPA issues new final rule on coal ash landfills

Times Union | July 30, 2024

Port of Albany has spent \$120 million preparing Beacon Island site

Bethlehem Chamber Connections | July 31, 2024

Port of Albany Leadership receives Honors

Spotlight News | July 31, 2024

Port of Albany tries to heel into crosswinds

Spotlight News | July 31, 2024

Letter to the Editor: Advocate for your loved one's safety

AAPA Seaports Advisory | August 1, 2024

Port of Albany leadership receives honors (AJOT pick-up)

Altamont Enterprise | August 1, 2024

Letter to the Editor: Get Bethlehem back on a healthier track

Capital Region Chamber News | August 9, 2024

The Port of Albany Hosts Port Industry Day on Thursday, September 19, 2024

RensCo Chamber Members News | August 9, 2024

Save The Date: Thursday, September 19th- Port of Albany | Port Industry Day

Albany Business Review | August 12, 2024

New York City commercial builder pursuing Albany deals

Politico | August 19, 2024

New Port Pitch

Community Outreach & Engagement

- Attended river tour with RensCo Chamber staff (7/22)
- Attended Global Partners/USCG spill drill (7/24)
- Attended introductory call with new NYOWA leadership (8/15)
- Participated in brainstorming re: SE workforce reconfigure (8/8)
- Participated in regular check-in with Logistec Communications
- Participated in South End Community Coalition weekly calls
- Participated in South End Workforce Development weekly calls
- Maintained regular communication with education partners incl. Capital Region BOCES, Questar III BOCES, HVCC
- Coordinated communication/outreach to Port tenants/neighbors and partners

Speaking Opportunities/Tours/Events

- Host Town of Bethlehem Council Members (7/25, 8/9)
- Host Oceantic for tour for social media campaign "I am Offshore Wind" (8/6)
- Planning for Port Industry Day 2024 (9/19)

Internal Communications

- 2024 Tenant/District visits (completed): Port Railroad, Rensselaer Generating, Springer Welding, Scarano Boats, Port Welding, Buckeye, Ardent Mills, CD Man, Mohawk Paper, Callanan, DEC, ASMG/Gorman. Pending: Weitsman, Rensselaer Iron & Steel
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Serve as liaison to Albany Maritime Ministry
- Maintain regular communication with City of Albany Neighborhood Specialist
- Maintain regular communication with Town of Bethlehem
- Maintain communications with OSW partners/stakeholders comm's teams (including NYSERDA, Town of Bethlehem, South End, etc.) and provide updates to Commissioners/staff.

Marketing, Advertising, Digital Media, Collateral Development

- Continuing efforts on collateral design, newsletter best practices, website re-design, and content calendar

For Offshore Wind industry news feeds, sign up at: <https://renews.biz/> and/or <https://www.offshorewind.biz/>
For more information, contact Penny Vavura, pvavura@portofalbany.us, 518-339-6042

MONTHLY SHIP & BARGE REPORT

HIGHLIGHTS for JULY 2024:	1 Project vessel loaded GE Generator (Brazil), New Ardent Mills Hopper/Conveyor set up on the South Dock
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WHARF ACTIVITY for JULY 2024

	LINE	VESSELS	COMMODITY	TONNAGE-MT	CBM
EXPORT	ZEA SERVANT		PROJECT	346	289
				346	289

TERMINAL ACTIVITY for JULY 2024

COMMODITY	TONNAGE-MT	# TRUCKS	# RAIL
WOODPULP	2,025	101	
ROLL PAPER	39	2	
COILS	130	10	
STEEL	1,249	26	11
PROJECT	350	2	1
TOTAL	3,793	141	12

ANTICIPATED for AUGUST 2024:

CHPE vessel & barges for sub-sea cable transfer (4500 mt/50 miles of cable/18-20 days alongside - 24/7/approx 2800 man hrs), Scrap vessel

COMMODITY [YTD]

COMMODITY	MT	CBM
WOODPULP	13,083	0
ROLL PAPER	0	0
WHEAT	67,713	0
SCRAP	57,251	0
PROJECT	5,069	5,716
CHPE	4,568	
TOTAL	134,601	5,716

STORED CARGO JULY

COMMODITY	TONNAGE-MT	CBM
WOODPULP	4,110	
ROLL PAPER	21	
COILS	1,478	
STEEL	854	
PROJECT	787	4,262
TOTAL	7,250	4,262

LONGSHOREMAN HOURS

JULY 2024	YTD
1,399 (-52% from last month)	20,672 (+4% from last year)

SAFETY RECORD	
DAYS W/O LOST TIME	83

**RESOLUTION 17-2024
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, the APDC Sponsorship Policy (“Policy”) permits APDC sponsorship of events and for purposes that advances 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 2024 USS Slater Night (“Event”); and

WHEREAS, the Event promotes maritime commerce and maritime-industry services as a whole and endeavors to bring residents and visitors from throughout the Capital Region and beyond to the Hudson River waterfront resulting in greater utilization of the Corning Preserve; and

WHEREAS, the 2024 approved APDC operating budget allocates an amount sufficient to support the Event at a sponsorship level not to exceed \$5,000.

NOW, THEREFORE, BE IT RESOLVED, the APDC finds that this sponsorship request is in accordance with the Policy and authorizes the Chief Executive Officer to pledge APDC sponsorship of the 2024 USS Slater Night in an amount not to exceed \$5,000.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 28,2024

Prepared by:
Patrick K. Jordan, Esq.

**RESOLUTION 18-2024
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, the APDC has leased approximately 11.5 acres to Ardent Mills LLC (“Ardent Mills”) or its predecessor company since August of 1977, with Ardent Mills current lease with the APDC being in its first term and ending in June of 2025, with two renewal periods available; and

WHEREAS, Ardent Mills has requested APDC’s consent to allow it to construct a one-story addition to its existing flour production facilities for a proposed approximately 360 square foot building that would house a new wheat grinding and filter system (the “Project”); and

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

NOW, THEREFORE, BE IT RESOLVED, that the APDC hereby grants it consent to Ardent Mills to construct the Project and authorizes the Chief Executive Officer to execute any document(s) required to facilitate this request.

Signed: _____
(Assistant) Secretary

Date of Authorization: August 28, 2024

Prepared by:
Patrick K. Jordan, Esq.