



# **ALBANY PORT DISTRICT COMMISSION MEETING SEPTEMBER 27, 2023**

**Immediately Following the Finance Committee Meeting**

## **AGENDA**

- 1) Approval of Minutes from the August 28, 2023 Commission meeting (attached)**
- 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) Real Property/Development Update (CCO Daly, SCM Yagan)**
- 7) Growth Strategy and Market Assessment Goals**
- 8) Other Business (by Chairperson)**
- 9) Enter Executive Session<sup>1</sup>**
- 10) Exit Executive Session**
- 11) Next Meeting: October 25, 2023**

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<sup>1</sup> 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**  
**AUGUST 28, 2023**

Commissioner Coffey called the meeting to order. In attendance were Commissioners Abriel, Cinquanti and Tagliento. Also present were CEO Hendrick, General Counsel Jordan, CCO Daly, CFO Stuto, SCM Yagan, DEA Vavura, DSI Schneidawin, Director of Security Williams, Deputy Director of Security Teller and Administrative Assistant DiLillo.

Commissioner Coffey introduced the minutes of the July 19, 2023 Commission meeting. No changes were made to the minutes. Commissioner Coffey called for a motion to approve the minutes. A motion was made by Commissioner Abriel, seconded by Commissioner Cinquanti, and passed unanimously.

**PUBLIC COMMENT**

Rev. D. Lowell Chilton, Chaplain for Albany Maritime Ministry  
John Burger, Director of Sales Towne Place Suites

**FINANCIAL UPDATE**

Commissioner Coffey noted that the Finance Committee met prior to the Board meeting. CFO Stuto reported that the Finance Committee reviewed the financial results through July 31, 2023 as compared to the projected budget. Discussions took place relating to the maritime variances and the timing of the capital grant revenue and business development efforts. The Committee reviewed and discussed the goals for 2023. CFO Stuto also reported that the Finance Committee reviewed and discussed proposed amendments to the Procurement Policy, which they approved with minor language changes and recommended forwarding to the Board for approval.

**CEO UPDATE**

CEO Hendrick updated the Board on the following:

- Terminal and roadway improvements are continuing.
- Shed 1 floor repairs are complete allowing the facility to be turned over to Logistic for use.

- Rich Hendrick was selected as the chair of the interview committee for the search of a new president of the AAPA. After conducting interviews, the committee has appointed Carey Davis as the new AAPA president.
- Longshore hours have increased slightly from this time last year, specifically due to the increase of wheat ships coming into the Port.

### **EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE**

DEA Vavura provided the Board with an overview of recent media coverage related to the Expansion Project. She noted that she continues to collaborate with Port tenants. Staff continues to work on internal communications, social media updates and contact calendars.

DEA Vavura reported that the Port team has been hosting many on-site visits of the facility and expansion project with local educators from Capital Region BOCES, Questar III BOCES and Catholic School Administrators Association of New York State, who are focusing on bringing green energy technology and offshore wind into their curriculum.

The Port will be holding a tenant and friends cookout next month. Port staff continues to meet with representatives from the South End and the Town of Bethlehem.

### **REAL PROPERTY/DEVELOPMENT UPDATE**

CCO Daly introduced to the Board John Schneidawin, Director of Strategic Initiatives.

Logistec has met with Port staff to collaborate on future business development endeavors. Logistec staff will be attending and reporting to the Board at the October APDC Board meeting.

CCO Daly reported that Port staff will be reviewing and discussing development options related to a lease of the Rensselaer site and the South Pearl Street site lease option performance.

Port Staff hosted representatives from the New York State Offshore Wind Alliance to discuss initiatives and tour the expansion site. CCO Daly mentioned that she had the opportunity to speak at two engagements recently related to offshore wind. Noting that talking among people from various ports was very beneficial. Allowing for open discussions on opportunities and challenges.

Commissioner Coffey asked CCO Daly what common themes have been discussed at the conferences she has attended. CCO Daly responded that decision making is a key topic as well as risk assessment and the challenges each Port faces.

SCM Yagan provided the Board with a report on the Expansion Project. He reported that Marmen received their Multisector General Permit. He expects to receive the Air State Facilities permit and the Wastewater Treatment permit within the next few weeks. The team

is working through NYSDOT comments on its submission, which relates to the intersection at Corning Hill and the south entrance to the site.

The project received the pad ready GMP and the revised Normanskill pricing for the 700 Smith Blvd. package.

The contractor is continuing expansion site work, including laying out geogrid and geofabric and distributing surcharge material across the site at Buildings A, B and D and into the storage yard areas of the site. Approximately 3/4 of the site has been covered to full depth. Stormwater system components are being installed. The Port team has been working with the Town of Bethlehem Engineering and Stormwater Department to obtain approval to install temporary sediment basins. Bridge steel is being fabricated off site and will be delivered later this year.

### **USS SLATER SPONSORSHIP**

Counsel Jordan presented Resolution 35-2023 related to the request for sponsorship of the 2023 USS Slater Night being held on October 19, 2023. He noted that this event is a great opportunity to bring local stakeholders and businesses together to discuss the Port and the Port's involvement with the USS Slater. Commissioner Coffey called for a motion to authorize the CEO to pledge APDC sponsorship of the USS Slater Night at a cost not to exceed \$5,000. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

### **PROCUREMENT POLICY AMENDMENTS**

CFO Stuto presented Resolution 36-2023 related to the proposed amendments to the APDC Procurement Policy, noting that the Finance Committee had discussed and approved the proposed amendments. Counsel Jordan noted that the policy will be amended to include Commissioner Coffey's discussion at the committee level. Commissioner Coffey motioned to approve Resolution 36-2023, seconded by Commissioner Cinquanti and passed unanimously.

### **CMAR GMP AWARD**

SCM Yagan presented Resolution 37-2023 related to the pad ready Guaranteed Maximum Price (GMP) portion of the CMAR services for the offshore wind manufacturing development project. SCM Yagan provided the Board with an overview of the pad ready cost summary. Commissioner Coffey called for a motion to approve Resolution 37-2023 authorizing the CEO to execute the necessary documents to award the contract for the pad ready GMP to Gilbane, Inc. at a cost not to exceed \$73,088,475 plus an owner's contingency of \$5,959,653. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

**RAFT & NORMANSKILL STREETS AND RAIL IMPROVEMENTS**

SCM Yagan presented Resolution 38-2023 related to the roadway and rail crossing improvements segment of the 700 Smith Blvd. portion of the Expansion Project.. The roadway and rail improvements on Raft St. and Normanskill St. are in both the City Albany and the Town of Bethlehem. A redesign of the roadway and rail crossings scope was necessary in order to satisfy the municipal site plan approvals. Therefore, James H. Maloy provided updated pricing for the roadway and rail improvements. Port staff recommends that the APDC award the roadway and rail improvement work portion of the Project to James H. Maloy, Inc. at a cost not to exceed \$5,025,000 with an additional owner's contingency of \$95,000. Some discussion took place. Commissioner Coffey called for a motion to approve Resolution 38-2023. A motion was made by Commissioner Abriel, seconded by Commissioner Cinquanti and passed unanimously.

**NATIONAL EXHIBITION OF THE AMERICAN SOCIETY OF MARINE ARTISTS SPONSORSHIP**

Counsel Jordan presented Resolution 39-2023 related to a sponsorship request by the Albany Institute of History & Art for the National Exhibition of the American Society of Marine Artists. The exhibit will display artwork of the Hudson Valley with an emphasis on waterways and port infrastructure. Commissioner Coffey called for a motion to authorize the CEO to pledge APDC sponsorship of the National Exhibition of the American Society of Marine Artists at a cost not to exceed \$2,500. A motion was made by Commissioner Cinquanti, seconded by Commissioner Abriel and passed unanimously.

**EXECUTIVE SESSION**

There were no items for discussion in Executive Session.

**OTHER BUSINESS**

No other business for discussion.

**NEXT MEETING**

Commissioner Coffey informed all those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday September 27, 2023 immediately following the Finance Committee meeting being held at noon.**

Commissioner Coffey 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.