



ALBANY PORT DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING
September 27, 2023

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, SCM Yagan, DEA Vavura, DSI Schneidawin, Director of Security Williams, and Administrative Assistant DiLillo.

Chairperson Steffens introduced the minutes of the August 28, 2023 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 Tagliento, seconded by Commissioner Abriel, and passed unanimously.

PUBLIC COMMENT

Rev. Kate Drefke, Chaplain for Albany Maritime Ministry

FINANCIAL UPDATE

Chairperson Steffens noted that the Finance Committee met earlier. Commissioner Coffey reported that the Finance Committee reviewed the financials year to date and identified and discussed any variances between the forecast and actual budget. CFO Stuto presented the Finance Committee with a detailed proposed 2024 budget. Questions relating to the budget were discussed for CFO Stuto to address prior to the Finance Committee meeting next month.

Chairperson Steffens congratulated the Port staff on the completion of the Shed 1 renovations. She noted that a ribbon cutting ceremony took place earlier in the day with Port staff, tenants, Mayor Kathy Sheehan, Assemblymember Pat Fahy and Janet Ho, NYSDOT Assistant Commissioner for Finance and Integrated Model Services.

CEO UPDATE

CEO Hendrick updated the Board on the following:

- CEO Hendrick recognized Port staff for all their hard work in getting the Shed 1 renovations completed. He mentioned that 90% of the work performed was by Woman-owned businesses, noting that Jessica Lansing worked diligently on making sure contractors met the 30% goal for MWBE.
- CEO Hendrick attended a meeting this month with the Sandy Hook Pilots Assoc.
- Logistec's business development team will be joining the Board and staff at the next Board meeting.
- Port Staff has met with Plug Power representatives on two separate occasions where they each had the opportunity to tour their facilities and discuss grant opportunities relating to infrastructure and equipment.
- There has been an increase in longshore hours this month.
- CEO Hendrick congratulated Dave Williams on his retirement.
- Cheryl Stock has been appointed as the new Security Director for the APDC.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

DEA Vavura provided the Board with an overview of recent media coverage and potential future coverage related to the Expansion Project and terminal work. She noted that the Port staff recently hosted a security drill within the facility and arranged the ribboning cutting ceremony for the completion of Shed 1.

DEA Vavura reported that the Port team has been looking to expand education partnerships within Albany and Rensselaer counties. She noted that staff has hosted several onsite tours for Town of Bethlehem representatives and Albany County representatives.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly reported that the commerce staff has been working strategically reviewing the growth strategy and market assessment and budget goals. Staff has been looking at capital improvements that need to be made while exploring grant opportunities and business initiatives. Staff has been collaborating with CEG, Albany County and Port of Coeymans on a cumulative port economic evaluation related to the region's offshore wind initiatives.

SCM Yagan provided the Board with a report on the Expansion Project. He stated that the Wastewater Treatment Plant permit and the Air State Facilities permit have been received. The APDC has addressed DOT's comments related to its permitting package and are awaiting issuance of permits.

The Port team is working on finalizing the GMP amendment to the Contract Manager at Risk agreement and finalizing the timing for the Normanskill Street improvement scope of the project.

The contractor is continuing expansion site work, including laying out geo-fabric and geo-grid and distributing surcharge aggregates at Buildings A, B and D and into the storage yard portion of the site, which is approximately 90% complete. 75% of the whole site has been covered with material. The Port team obtained approval to begin infilling the temporary sediment basins. Stormwater system components are being installed. The Community Air Monitoring Program has been operational throughout the project's process and it has been reported that there has not been a single ash driven threshold exceedance to date. The Ground Water Monitoring Well Plan has also not shown any escalation of constituents.

SCM Yagan also reported that he had the opportunity to attend the OSW Port and Vessel Summit. He was able to meet with representatives from other ports as well as developers and vessel manufacturers. He noted that while attending the summit he recognized the degree to which the Port of Albany is at the forefront of the OSW manufacturing supply chain.

EXECUTIVE SESSION

There were no items for discussion in Executive Session.

OTHER BUSINESS

No other business for discussion.

NEXT MEETING

Chairperson Steffens informed all those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday October 25, 2023 immediately following the Finance Committee meeting being held at 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.