



ALBANY PORT DISTRICT COMMISSION MINUTES OF A REGULAR MEETING

October 23, 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, SCM Yagen, DEA Vavura, Director of Security Stock, Logistec Operations Manager Matt Sullivan and Rev. Lowell Chilton, Chaplain of the Albany Maritime Ministry.

Chairperson Steffens introduced the minutes of the September 23, 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 Abriel, seconded by Commissioner Cinquanti and passed unanimously.

PUBLIC COMMENT

Rev. Lowell Chilton, Chaplain for Albany Maritime Ministry spoke to the Board about the Maritime Ministry's upcoming events which include the Christmas at Sea Hospitality Program, a fundraiser to benefit the Maritime Ministry being held on December 16th and the Maritime Ministry's annual open house.

Chairperson Steffens thanked the Maritime Ministry volunteers for all the support they provide to the seafarers.

FINANCIAL UPDATE

CFO Stuto reported that she reviewed the projected financial results through September 30, 2024, compared to budget for both September and October with the Finance Committee. She noted there was an increase in the operating revenue of \$150,000 and a projected increase in operating expenses of \$12,000, for a net increase of \$147,000 in operating income over expenses. There is also a projected decrease in the Capital Grant Revenue, which is due to the timing of the remaining funds from the NYSDOT grant. The change in net position is expected to be at a negative \$2.25 million at the end of the year.

CFO Stuto also reported that she discussed the proposed 2025 Budget with the Finance Committee. She provided the Board with highlights that included; operating revenue of \$6.4 million, operating expenses of \$6 million, other income and depreciation expenses of \$3.2 million, capital grant revenue of \$4.5 million and the change in net position of \$1.4 million.

CFO Stuto stated that the Finance Committee had no questions other than what was discussed at last month's meeting and that they recommended the Board approve the Proposed 2025 budget.

Commissioner Coffey thanked CFO Stuto for her hard work in preparing the budget.

CEO UPDATE

- CEO Hendrick reported that the security team has been collaborating with the U.S. Coast Guard to renew the facilities operation plan permit. The Port security staff conducted a tabletop drill along with seventeen other agencies at the Port. The Coast Guard recently conducted an inspection of the Port facilities and found no discrepancies.
- CEO Hendrick will be speaking at the American Association of Port Authorities Annual Convention in Boston related to Port infrastructure development with diminished funding.
- CEO Hendrick noted that CCO Daly will be speaking at the Offshore Wind Conference being held in New Jersey.

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 media coverage on Port Industry Day. She reported that Port staff and Maritime Ministry staff have been partnering with Capital Region BOCES to engage students in developing and creating souvenirs representing Albany to give to the seafarers as they come into port. She provided the Board with an update on upcoming Port events. DEA Vavura also mentioned that staff continues to work with Upside Collective on the preliminary design stage of the new website.

SHIPS, BARGES & TONNAGE UPDATE

Logistec Operations Manager Matt Sullivan provided the Board with an update on maritime activity through the month of September. He reported that the month of September had been busy. Staff completed work on the CHPE cable vessel. Then one GE barge carrying a generator came into port as well as one wheat ship which allowed Ardent Mill's to use their new hopper system that worked as intended. Only one ship has come in for the month of October, however, November is expected to be busy with one pulp ship, one scrap ship, a GE Project barge and 2 cable ships. Next year Logistec is expecting two wheat ships, but most of the wheat received next year will be transported by rail due to the price of European wheat.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly provided the Board with an update on the various grants that have either been announced or are still pending results. She spoke about the two NYSDOT grants, both relating to maritime district improvements to increase capacity of the heavy rail, improve decking support and shed improvements. She noted that the Port was unsuccessful in obtaining grant funds for the MPDG and EPA Clean Port grant applications, however staff continues to wait on the results of the grant applications at the State level.

Staff continues to participate with the Capital Region Transportation Committee in discussions related to roadwork and other infrastructure development as it relates to regional manufactures.

CCO Daly reported on the interest of potential use/sale of the South Pearl Street properties and the prospect of utilizing the Port for small vessels for the Livingston Avenue Bridge project.

She also noted that Port staff will be obtaining assistance from a real estate expert to review the current leases and to compare data to ensure that all leases include up-to-date market terms.

SCM Yagan provided the Board with an update on the Expansion Project. He reported that the Pad Ready site work is near completion at Beacon Island. Bridge work is completed, including concrete deck and curbing along the edges. Paving work at the intersection of Corning Hill and River Road is complete and signalization work is continuing. The installation of poles and foundations will be in November. James H. Maloy's portion of the road work is complete and staff is working with the Town of Bethlehem on obtaining certification. SCM Yagan expects the work with Gilbane to be substantially complete by the end of the year.

2025 BUDGET APPROVAL

Chairperson Steffens introduced Resolution 22-2024 related to the proposed 2025 Budget approval. Chairperson Steffens called for a motion to authorize the approval of the 2025 Budget as presented. A motion was made by Commissioner Coffey, seconded by Commissioner Abriel and passed unanimously.

GOVERNMENT RELATIONS AND REPRESENTATION EXTENSION

Chairperson Steffens introduced Resolution 23-2024 related to the contract with Catalyst New York, LLC for Government Relations and Representation. Throughout the current contract Catalyst has maintained a high level of service and integrity representing the APDC in regard to many projects, including offshore wind. Therefore, the staff recommended the Board approve the one-year extension permitted under the contract. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to extend the contract with Catalyst New York, LLC for Government Relations and Representation for one additional year at a cost not to exceed \$5,000 per month. A motion was made by Commissioner Tagliento, seconded by Commissioner Abriel and passed unanimously.

OTHER BUSINESS

No other business for discussion.

EXECUTIVE SESSION

Chairperson Steffens called for a motion to enter executive session for the purpose of discussing pending litigation and for the proposed acquisition, sale or lease of real property. A motion was made by Commissioner Tagliento, seconded by Commissioner Cinquanti and passed unanimously.

No action was taken during executive session.

NEXT MEETING

Chairperson Steffens informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Monday, November 25, 2024 being held immediately following the Governance Committee meeting being held 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.