



ALBANY PORT DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING
AUGUST 28, 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, CFO Stuto, DSI Schneidawin, DEA Vavura, Director of Security Stock, Administrative Assistant DiLillo, Logistec General Manager Bill Ring and Logistec VP of Operations Chris Duda.

Chairperson Steffens introduced the minutes of the July 19, 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 Tagliento and passed unanimously.

PUBLIC COMMENT

There were no public comments.

FINANCIAL UPDATE

CFO Stuto presented the forecasted and preliminary results through July 31, 2024. She reported that the July budget to actual stayed consistent from the month of June. Operating revenue had some variances in the projections, particularly in dockage fees. There was also a \$40,000 projected decrease in the public/private administrative revenue, which is based on the substantial completion of the pad ready work for the expansion site and a \$80,000 projected decrease for the end of the year. Operating expenses are within \$4,000 for what was projected at the end of June. Net depreciation and other expenses are within \$200 of what was previously projected. The change in net position for the end of the year is expected to have a variance of \$600,000 from budget.

CEO UPDATE

- CEO Hendrick reported that Port staff has dedicated numerous hours working on the NYSERDA grant application for the next round of procurement for offshore wind development.

- CEO Hendrick reported that Port staff had met with NYSDOT representatives to discuss the allocation of remaining grant funds from the PFRAP grant. The work earmarked for these funds came in under budget leaving a remaining balance. Commissioner Coffey asked approximately how much grant funding was remaining and if it was specifically designated for certain projects. CFO Stuto responded that there is approximately \$500,000 and that they did have specific projects to use it for.
- CEO Hendrick reported that the road work on the south end of the facility is just about complete. Contractors will then start working on Route 144 at the entrance of Beacon Island creating a turning lane and widening the roadway. There will also be a traffic light installed at Corning Hill.
- CEO Hendrick reported that staff is scheduled to make a presentation to the Capital District Transportation Council regarding the Port's projects.
- CEO Hendrick spoke about Port Industry Day, giving the Board an overview of the day's agenda.

EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE

DEA Vavura provided the Board with an update on the large volume of recent media coverage related to maritime activity and offshore wind developments.

She reported that the Port team continues to work with Upside Collective on the website redesign, which is expected to launch at the end of November. The Security team participated in a spill drill with the U.S. Coast Guard and the Port staff hosted the Rensselaer Chamber of Commerce staff for a river tour.

SHIPS, BARGES & TONNAGE UPDATE

Logistec General Manager Bill Ring provided the Board with an update on maritime activity through the month of July, noting that terminal activity had been slow for the month. He reported that one project vessel came into port for the month of July. The new hoppers and conveyor system for Ardent Mills grain importing has been set up on the south dock and will be ready for use when the next wheat ship arrives in September. There were 3,793 tons of a variety of cargo for the month of July, with 141 trucks and 12 rail cars carrying steel. Longshore hours are down by 52% from last month, but up 4% from last year. The safety record is 83 days without lost time.

Chairperson Steffens asked General Manger Ring if he felt that things were on track for the rest of the year. He responded that he did feel that things were on track and that there could potentially be additional cargo before the end of the year.

REAL PROPERTY/DEVELOPMENT UPDATE

DSI Schneidawin reported that Port staff currently has four grant application submissions still outstanding, two with NYS (NYSERDA and ESD) and two with the Federal government (USDOT, MPDG and EPA Clean Port).

The Port team has had multiple business conversations surrounding NYSERDA's fifth offshore wind procurement. The Port team continues to engage in discussions with Harbor Rock relating to the development of the Rensselaer site. They have also engaged in conversations with other maritime logistic companies pertaining to heavy cargo and have met with the Oceanic Network team related to workforce development components regarding offshore wind.

DSI Schneidawin also reported that the bridge construction at the expansion site is within six weeks of completion.

USS SLATER SPONSORSHIP

Chairperson Steffens presented Resolution 17-2024 related to the request for sponsorship of the 2024 USS Slater Night. She noted that the USS Slater is a US historic site relating directly to the maritime industry. Chairperson Steffens 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 Coffey, seconded by Commissioner Cinquanti and passed unanimously.

ARDENT MILLS CONSENT FOR IMPROVEMENT

General Counsel presented Resolution 18-2024 related to the APDC consenting to a request by Ardent Mills to construct a one-story addition to its existing flour production facilities. He noted that Ardent Mills was up-to-date with their lease payments and continues to be in compliance with the terms of their current lease with APDC. Chairperson Steffens called for a motion to authorize the CEO to execute any documents necessary to grant the consent to Ardent Mills to construct the one-story addition. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

OTHER BUSINESS

Rev. Kate Drefke, Chaplin of the Maritime Ministry spoke to the Board about the Ministry's open house. She reported that it was a very successful event and that they received multiple new volunteer applications. She also noted that the Maritime Ministry would be participating in Port Industry Day on September 19th.

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, September 18, 2024 being held immediately following the Finance Committee meeting being held at 12:00 noon.**

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