



ALBANY PORT DISTRICT COMMISSION
MINUTES OF A REGULAR MEETING
September 23, 2024

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

Chairperson Steffens introduced the minutes of the August 28, 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 reported that she reviewed with the Finance Committee the financial results through August 31, 2024. She noted there were some variances from last month's projected; change in net position had an increase in revenue and operating expenses had a positive variance. Projected year end change in net position is \$1.621 million, \$160,000 short of the \$1,788 million budget.

CFO Stuto also reported that she presented the proposed 2025 Budget to the Finance Committee. She noted that she reviewed the proposed budget in detail, covering various proposed changes in both the projected and forecasted budget. She stated that the overall change in net position before capital funding came down to a 6% variance and overall change in net position after capital funding came in at \$1.370 million, which is \$208,000 higher than what was projected the prior month.

She noted that the Board will review the proposed budget and submit any questions they may have prior to the next Board meeting. The Board will then be presented with a resolution at the

next meeting to approve the proposed 2025 budget, which once approved will then be uploaded to the PARIS report.

CEO UPDATE

- CEO Hendrick reported that Port Industry Day was an enormous success with approximately 180 in attendance. He congratulated Port staff on all their efforts in collaborating to put together such a successful event.
- CEO Hendrick talked about the solar wind turbine displays that the students from South Colonie presented at Port Industry Day. He noted that the students, which the Board sponsored, participated with their projects in the KidWind Challenge earlier in the year.
- CEO Hendrick reported that the new road work within the Port District is complete.
- CEO Hendrick reported that Port staff will be attending the American Association of Port Authorities convention in Boston, Mass.
- CEO Hendrick noted that staff is scheduled to meet with Empire State Development to discuss the grant application submitted for FAST NY.

SHIPS, BARGES & TONNAGE UPDATE

Logistec General Manager Bill Ring provided the Board with an update on maritime activity through the month of August. He reported that one scrap vessel and one pulp vessel came into Port in the month of August, as well as a CHPE vessel bringing in cable. There was an uptick in woodpulp and scrap. Terminal activity has decreased slightly from the previous month and stored cargo is up for the month. Longshore hours have increased by 160% from last month and 10% from August of last year. The safety record is 114 days without lost time.

For the month of September, Logistec General Manager Ring expects to see another cable vessel along with a wheat vessel and a GE project barge carrying a generator. Also expected are 14 railcars carrying 98 containers of C&D material.

REAL PROPERTY/DEVELOPMENT UPDATE

CCO Daly reported that Port staff has been busy with industry development activity related to offshore wind expansion as well as maritime and real estate development. The Port team has been in discussions with developers who are working on offshore wind development projects in the ocean. These developers are currently seeking support from Ports to supply potential storage space for offshore wind components.

In addition to the Port's own grant submissions to NYSERDA, NYSERDA had also opened up a fifth solicitation for offshore wind energy. The four selected offshore wind development teams have come to the Port to tour the facility as well as the expansion site for potential collaboration.

CCO Daly anticipates receiving grant results within the next thirty days. The Port team hosted a tour of the facility for ACENY representatives and attendees from the NY Offshore Wind Conference.

SCM Yagan thanked the Port Administration team for nominating him and being selected as a member of the City & State 40 under 40 for 2024.

SCM Yagan provided the Board with an update on the Expansion Project. He reported that roadwork and rail crossing work is substantially complete. Demolition work for 700 Smith Blvd. is scheduled to occur in October. All electrical and water infrastructure is complete. The Port team is working with DEC on the final steps of the reclamation plan. Bridge work is progressing with the concrete deck being poured as well as the beams installed and connected. The intersection of Corning Hill and River Road still has signalization and paving work to be completed, which is expected to be done in October.

TUGBOAT ROUNDUP SPONSORSHIP

Chairperson Steffens presented Resolution 19-2024 related to the request for sponsorship of the Tugboat Roundup event. She noted that this is an event that the Port participates in and sponsors every year. She also mentioned that the event meets all the requirements of the sponsorship policy. Chairperson Steffens called for a motion to authorize the CEO to pledge APDC sponsorship of the Tugboat Roundup event at a cost not to exceed \$500. A motion was made by Commissioner Coffey, seconded by Commissioner Abriel and passed unanimously.

AMENDMENT TO MCFARLAND- JOHNSON BEACON ISLAND INFRASTRUCTURE IMPROVEMENTS CONTRACT

SCM Yagan presented Resolution 20-2024 related to the contract with McFarland-Johnson to provide Supplemental Engineering Services for Phase 1 Infrastructure Design and Permitting related to the Expansion Project. During the Project development, there was a need to modify the bridge design, add additional Storm Water Pollution Prevention Plan inspections as well as revise the grading plan and schedule additional project related meetings. Due to this additional work, the APDC staff recommended that the Board approve the contract increase of \$36,300. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to process McFarland-Johnson's Engineering Services Change order (ENC-09) at a cost not to exceed \$36,300. A motion was made by Commissioner Coffey, seconded by Commissioner Abriel and passed unanimously.

AMENDMENT TO LABELLA PROJECT MGMT. SERVICES CONTRACT

SCM Yagan presented Resolution 21-2024 relating to the contract with LaBella to provide Project Management Services. He noted that during construction the scope of services required additional testing and off-hour inspections services by the subcontractor. These proposed additional services increased the project cost. Therefore, the APDC staff recommended that the

Board approve the increase of \$134,100 for additional services. Chairperson Steffens called for a motion to authorize the CEO to execute the necessary documents to process LaBella's change order at a cost not to exceed \$134,100. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

OTHER BUSINESS

The Port team shared with the Board a video produced by LaBella Associates related to the expansion site development. They also shared a slide show of all the displays and days events at Port Industry Day.

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, October 23, 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.