



**ALBANY PORT DISTRICT COMMISSION  
MEETING  
February 26, 2025  
12:00 Noon**

**AGENDA**

- 1) Approval of Minutes from the January 29, 2025 Commission meeting**
- 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) Ships, Barge and Tonnage Report**
- 7) Real Property/Development Update (by CCO Daly, SCM Yagan)**
- 8) Insurance Brokerage Services Extension – Marshall Sterling (Resolution 8-2025)**
- 9) Canal Festival Sponsorship (Resolution 9-2025)**
- 10) North Atlantic Ports Association Sponsorship (Resolution 10-2025)**
- 11) Lighting Installation and Electrical Upgrades Award (Resolution 11-2025)**
- 12) Amendment (ENC-10) to McFarland Johnson Beacon Island Infrastructure Improvements Contract (Resolution 12-2025)**
- 13) Other Business (by Chairperson)**
- 14) Enter Executive Session<sup>1</sup>**
- 15) Exit Executive Session**

**16) Next Meeting: Monday, March 24, 2025**

---

<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**  
**January 29, 2025**

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

Commissioner Coffey introduced the minutes of the December 20, 2024 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 Tagliento and passed unanimously.

**PUBLIC COMMENT**

Rev. Kate Drefke, Chaplain for Albany Maritime Ministry reported that the Maritime Ministry volunteers visited 46 ships and came in contact with 389 crew members in 2024.

**GOVERNANCE COMMITTEE UPDATE**

Counsel Jordan mentioned that the Governance Committee met prior to the Board meeting. He reported that the Committee reviewed and approved the nominations for the APDC officers and forwarded them onto the full Board for approval by resolution. He reviewed with the Committee the APDC policies that are required to be reviewed annually by the Authorities Budget Office. Counsel Jordan noted that a few Committee members asked questions relating to the implementation of particular policies and the development of a workplace violence prevention policy. He received the Conflict of Interest Declarations from Commissioners and staff, and said that they will be kept on file and reported to the Authorities Budget Office. Counsel Jordan provided the Committee with the results of the Confidential Evaluation of Board Performance. He briefly reviewed the results with the Committee, noting that when all five Commissioners are available, they can meet to have further discussions relating to particular topics of importance that were brought up.

### **FINANCIAL UPDATE**

CFO Stuto presented the Board with the preliminary financial results through December 31, 2024. She noted that she and her team are preparing for the audit, which will take place within the next few weeks. She reported that operating revenue is at \$6.9 million compared to the budget of \$6.5 million, which is a \$485,000 positive variance consisting of dockage fees, stevedore shared revenue and security fees. These gains are offset by less wharfage and decreased administrative fees from the Empire Wind project. The variances are consistent with the previous projections with the exception of \$72,000 in other revenue. Operating expenses came in at \$5,343,000 compared to the budget of \$5.9 million. Only three expense categories are coming in over budget; salaries and fringe benefits, repairs and maintenance and service contracts. The \$260,000 positive variance from previous projections can be seen in crane parts and repairs, professional fees and advertising. The year-to-date operating income is \$1.6 million, which is a \$1 million positive outcome compared to budget. CFO Stuto expects the final expense numbers to increase as they continue to year end, but not by a significant amount. Depreciation and other income expenses came in at \$3.5 million compared to the budget of \$3.2 million. Public/Private revenue expenses came in at \$40 million compared to the budget of \$36.5 million. The capital grant revenue for the year is \$625,000 compared to the budget of \$4.5 million, this is due to the previous expectation that the newest PFRAP grant was to start in the fall of 2024 but will now start in the spring of 2025. The overall change in net position is a \$1.6 million loss and is a variance of \$3.4 million, due to a decrease in the capital grant revenue and offset by the positive budget variance in both revenue and expenses.

Commissioner Coffey asked if CFO Stuto sets a cutoff date for year-end expenses? She responded that she does. Commissioner Coffey also asked CFO Stuto if the freeze of federal funds becomes longer term what risk does the Port have? She responded that it would not affect the Port due to the fact that the current Port grants are all New York State funded.

### **CEO UPDATE**

- CEO Hendrick reported that he and Megan Daly attended the American Association of Port Authorities Port Opportunities with Energy, Resilience and Sustainability Summit. He noted that next year they will be adding SMART Ports components to that conference.
- CEO Hendrick and Port staff met with the President of Logistec and their regional representatives to the Port where they discussed improvements within the Port's maritime business components.
- CEO Hendrick reported that the Port received its approval of the Security Facilities Plan from the U.S. Coast Guard. He thanked Tech Valley Security and Security Director Stock on their hard work in putting the plan together.

**EXTERNAL AFFAIRS AND COMMUNICATIONS UPDATE**

DEA Vavura provided the Board with an update on recent events and communications related to maritime activity and offshore wind developments, focusing on the highlights of the Port for 2024. She reported that the first tenant coffee event will take place within the next few weeks. Staff will provide tenants with a review of 2024 and upcoming plans for 2025. Port staff has been involved in conversations with representatives from Discover Albany regarding the 250th anniversary of the American Revolution, which will occur in 2026, where they are planning to bring tall ships back up the river. Staff continues to work with Upside Collective on the development and final content phase of the new website. DEA Vavura expects the launch of the new website to take place in March.

**SHIPS, BARGES & TONNAGE UPDATE**

CCO Daly provided a brief overview of the maritime activity. She reported that the vessel activity for December was comparable to the previous month. The longshore hours are up slightly from last year and the tonnage has remained the same as this time last year. She also noted that Logistec expects to be busy later in the year with GE product.

**REAL PROPERTY/DEVELOPMENT UPDATE**

CCO Daly provided the Board with a brief update on the construction activity of the heavy rail work that will begin later this year. She reported that there is another NYSDOT PFRAP grant application open for submission, which the team will begin working on. CCO Daly provided the Board with updates on the various grant submissions and solicitations related to the expansion site and other infrastructure work within the Port facility. She also spoke about the Port team releasing an RFI related to commercial interests and market assessments for the expansion site. CCO Daly noted that Port staff continues to meet with businesses in regard to future development at the Port. She also mentioned that a current tenant's lease for a property is due to expire early in May and staff is currently negotiating with another tenant to utilize that space for a potential expansion of their existing site.

SCM Yagan provided the Board with an update on the Expansion Project. He reported that crews are finishing up the signalization work at Corning Hill as well as the few remaining punch list items. He also noted that he has been supporting the Team in the RFI work for site development and grant application submissions.

**ELECTION OF OFFICERS**

Counsel Jordan presented Resolution 1-2025 related to the Election of 2025 APDC Officers. He noted that the Governance Committee discussed the proposed positions and forwarded a positive recommendation for the positions to remain the same as the year before. Commissioner Coffey called for a motion to approve Resolution 1-2025 appointing the 2025 APDC Officers as recommended by the Governance Committee. A motion was made by Commissioner Tagliento, seconded by Commissioner Abriel and passed unanimously.

**ANNUAL MULTI-YEAR CONTRACT REVIEW**

Counsel Jordan presented Resolution 2-2025 related to the Annual Review of the Multi-Year Contracts, which is required by the Authorities Budget Office. He reviewed the list of contracts with the Board noting that the contracts with UHY Advisors and Catalyst NY would be expiring later in the year, and that the services would go out to bid and be brought to the Board for review and award approval. Commissioner Coffey called for a motion to approve Resolution 2-2025. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

**ANNUAL POLICY REVIEW**

Counsel Jordan presented Resolution 3-2025 related to the APDC Annual Policy Review. He noted that the Governance Committee reviewed and approved all the annual policies for 2025 that are required by the Authorities Budget Office. Once approved by the Board, the CFO will forward the list of policies to the Authorities Budget Office. Commissioner Coffey called for a motion to approve Resolution 3-2025 as presented. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

**AMERICAN ASSOCIATION OF PORT AUTHORITIES SPONSORSHIP**

Counsel Jordan presented Resolution 4-2025 related to an American Association of Port Authorities sponsorship request. He noted that the sponsorship covers all four major AAPA conferences for 2025, which have been highly attended in past years. Staff recommends that the Board approve the Sponsorship of the AAPA Events at a cost not to exceed \$5,000. Commissioner Coffey agreed that sponsoring the AAPA is a beneficial investment for the Port. Commissioner Coffey called for a motion to approve Resolution 4-2025 as presented. A motion was made by Commissioner Tagliento, seconded by Commissioner Abriel and passed unanimously.

**PURCHASE OF FORKLIFTS**

CFO Stuto presented Resolution 5-2025 related to the purchase of two Hyster Forklifts. She noted that funding for this purchase was included in the 2025 Capital Budget. Staff recommended utilizing the Sourcewell Purchasing Program to purchase these two forklifts at an amount not to exceed \$81,100 total. CFO Stuto mentioned that there would be a six month procurement window for the delivery of the equipment. Some discussion took place related to the equipment's fuel source. Commissioner Coffey called for a motion to approve Resolution 5-2025 as presented. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

**PURCHASE OF A STREET SWEEPER**

CFO Stuto presented Resolution 6-2025 related to the purchase of a street sweeper. She noted that funding for this purchase was included in the 2025 Capital Budget. Staff recommended utilizing the Sourcewell Purchasing Program to procure the street sweeper at a cost not to exceed \$288,608. The delivery of this equipment is expected to be within three months. Commissioner Coffey called for a motion to approve Resolution 6-2025 as presented. A motion was made by Commissioner Abriel, seconded by Commissioner Tagliento and passed unanimously.

**LOADING DOCK EXTERIOR WALL REPAIR FOR SHED 4 & SHED 5**

Counsel Jordan presented Resolution 7-2025 related to the Loading Dock Exterior Wall Repair for Shed 4 and Shed 5. He noted that an RFP was solicited on November 25, 2024 and four responses were received. After a thorough review of the bids received, staff recommended awarding the contract to Marinello Construction, a Service-Disabled Veteran Owned Business and most qualified bidder at a cost not to exceed \$127,510. Commissioner Coffey thanked Counsel Jordan for responding to his questions earlier related to the bid results. Commissioner Coffey called for a motion to approve Resolution 7-2025 as presented. A motion was made by Commissioner Tagliento, seconded by Commissioner Abriel and passed unanimously.

**OTHER BUSINESS**

No other business for discussion.

**EXECUTIVE SESSION**

Commissioner Coffey 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 Abriel, seconded by Commissioner Tagliento and passed unanimously.

No action was taken during executive session.

**NEXT MEETING**

Commissioner Coffey informed those in attendance that the **next meeting of the APDC Board of Commissioners will be Wednesday, February 26, 2025 at 12:00 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.

**ALBANY PORT DISTRICT COMMISSION**  
**Preliminary Results through January 31, 2025**

	January 2024	Year to Date Budget Jan-25	Actual to Budget Variance Ytd	Budget 2025
<b>Operating Revenue:</b>				
Rental Income	395,076	359,816	35,259	4,317,793
Dockage Fees	21,097	41,667	(20,570)	500,000
Wharfage Fees:	7,875	16,667	(8,792)	200,000
Buckeye Revenue	-	-	-	150,000
Stevedore Fees and Services	25,879	51,667	(25,787)	620,000
Crane Equipment Rental	16,605	16,667	(62)	200,000
Security Fees	31,125	34,417	(3,292)	413,000
Public Private Administrative Revenue	9,591	-	9,591	-
Other Services and Revenue	1,113	1,125	(13)	13,500
<b>Total Operating Revenue</b>	<b>508,359</b>	<b>522,024</b>	<b>(13,665)</b>	<b>6,414,293</b>
<b>Operating Expenses:</b>				
Payroll, Payroll Taxes and Fringe Benefits	541,067	575,217	(34,150)	3,866,602
Other Post Retirement Benefit Expense	-	-	-	100,000
Repairs, Maintenance and Utilities	53,850	39,138	14,712	469,658
Crane Parts and Repairs	-	10,417	(10,417)	125,000
Insurance	29,372	33,917	(4,545)	407,000
Professional and Consulting Fees	9,190	23,288	(14,098)	279,450
Service Contracts	9,801	20,000	(10,199)	240,000
Security and Safety Costs	1,724	6,500	(4,776)	78,000
Education and Training	2,145	1,483	662	17,800
Office Supplies and Expense	2,637	4,900	(2,263)	58,800
Advertising, Promotion and Association Dues	30,013	21,181	8,832	254,175
Contingency	-	-	-	180,000
<b>Total Operating Expense</b>	<b>679,798</b>	<b>736,040</b>	<b>(56,242)</b>	<b>6,076,485</b>
<b>Operating Income (Expense) before other items</b>	<b>(171,439)</b>	<b>(214,016)</b>	<b>42,577</b>	<b>337,808</b>
<b>Depreciation and Other (Income) Expenses:</b>				
Depreciation Expense	267,935	266,667	1,268	3,200,000
Interest Income	(149)	(1,667)	1,517	(20,000)
Interest Expense	2,516	18,127	(15,611)	217,529
Waterfront Development	-	5,833	(5,833)	70,000
Municipal Support	-	-	-	-
(Gain)Loss on Asset	-	-	-	-
<b>Net Depreciation and Other (Income) Expenses</b>	<b>270,302</b>	<b>288,961</b>	<b>(18,659)</b>	<b>3,467,529</b>
<b>Change in Net Position Before Capital Funding</b>	<b>(441,740)</b>	<b>(502,977)</b>	<b>61,236</b>	<b>(3,129,721)</b>
Public Private Partnership Revenue	771,205	-	771,205	-
Capital Grant Revenue	-	-	-	4,500,000
<b>Grant and Private Partner Revenue</b>	<b>771,205</b>	<b>-</b>	<b>771,205</b>	<b>4,500,000</b>
Development Expense Empire Wind Project	(780,796)	-	(780,796)	-
<b>Change in Net Position</b>	<b>(451,331)</b>	<b>(502,977)</b>	<b>51,645</b>	<b>1,370,279</b>





## **Media Relations**

- Communications with local, regional, national, and industry media, including *Reuters*, *Times Union*, *FBJNA*, *Albany Business Review*, *Spotlight News*, local TV stations, etc.
- Provided media support for outreach to US Coast Guard, NYS Police

### **MEDIA COVERAGE**

*Government Market News* | January 14, 2025

New York announces nearly \$102 million in funding for rail and port improvement projects

*Albany Times Union* | January 25, 2025

Rensselaer no longer wants to be the 'backyard' of Albany

*Spotlight News* | February 6, 2025

Bethlehem proposes zoning changes in response to public concerns over port expansion, cell tower project

*Albany Times Union* | February 12, 2025

Despite offshore wind woes, Port of Coeymans as busy as ever

*GCaptain* | February 13, 2025

Trump Hostility to US Offshore Wind Reverberates Through Supply Chain

*Albany Business Review* | February 18, 2025

Port of Albany gets \$19M from state for potential manufacturing site

*Albany Times Union* | February 18, 2025

Port of Albany awarded \$18.8 million to fast-track Beacon Island

*Altamont Enterprise Regional* | February 18, 2025

Port of Albany gets nearly \$19M for infrastructure in state funding

## **Community Outreach & Engagement**

- Attended Albany Mayor Sheehan's State of the City (1/29)
- Attended Albany County REV 250 Commission meeting (2/11)
- Attended Department of Labor for meeting for summer teachers' event (2/13)
- Participate in South End Community Coalition weekly
- Participate in South End Workforce Development weekly calls
- Maintain regular communication with education partners incl. Capital Region BOCES, Questar III, HVCC
- Coordinate communication/outreach to Port tenants/neighbors and partners
- Started research/conversations on Port Centennial celebrations with stakeholders

## **Speaking Opportunities/Tours/Events**

- Helped coordinate event details for 2/5 State of the Port Tenants + Friends coffee
- Helped coordinate details for 3/11 Albany County REV 250 Commission meeting

## **Internal Communications**

- Completed communications and community outreach narrative for Green Marine reporting
- Completed LOS in support of Albany Port Railroad PFRAP grant application
- Meet weekly with Rich; meet regularly with Megan and John
- Maintain weekly staff update email; convene monthly staff meetings
- Serve as liaison to Albany Maritime Ministry and Logistec [Corporate Communications]
- Maintain regular communication with City of Albany Neighborhood Specialist
- Maintain regular communication with Town of Bethlehem

- Maintain communications with OSW partners/stakeholders comm's teams (including NYSERDA, Town of Bethlehem, South End, etc.) and provide updates to Commissioners/staff.

### **Marketing, Advertising, Digital Media, Collateral Development**

- Coordinating website re-design with Upside Collective (at development, programming and content porting phase)
- Continuing efforts on collateral design and content calendar

---

For Offshore Wind industry news feeds, sign up at: <https://renews.biz/> and/or <https://www.offshorewind.biz/>  
For more information, contact Penny Vavura, [pvavura@portofalbany.us](mailto:pvavura@portofalbany.us), 518-339-6042

**RESOLUTION 08-2025  
OF THE  
ALBANY PORT DISTRICT COMMISSION**

**WHEREAS**, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the state of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

**WHEREAS**, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

**WHEREAS**, the APDC utilizes Insurance Brokerage Services to assist with insurance coverage for all Port facility needs; and

**WHEREAS**, on December 14, 2020 the APDC Board authorized a contract with Marshall Sterling Upstate NY, Inc. (“Marshall Sterling”) for Insurance Brokerage Services for a term of three years with two one year options; and

**WHEREAS**, throughout the past four years Marshall Sterling has maintained a high level of service and integrity representing the APDC regarding all insurance needs;

**WHEREAS**, the APDC wishes to exercise its option to extend the contract with Marshall Sterling for one additional year under the same contractual terms with a cost not to exceed \$30,000 per year.

**NOW, THEREFORE, BE IT RESOLVED**, that the APDC extends the Insurance Brokerage Services contract with Marshall Sterling for an additional one year term at a cost not to exceed \$30,000 per year and authorizes the Chief Executive Officer to execute the necessary documents to facilitate the extension.

Signed: \_\_\_\_\_  
Secretary

Date of Authorization: February 26, 2025

Prepared by:  
Patrick K. Jordan, Esq.

**RESOLUTION 9-2025  
OF THE  
ALBANY PORT DISTRICT COMMISSION**

**WHEREAS**, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the State of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

**WHEREAS**, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

**WHEREAS**, in furtherance of the APDC Mission, the APDC Sponsorship Policy (“Policy”) permits APDC sponsorship of events and for purposes that advances the APDC mission through providing financial assistance in the areas of maritime commerce or economic development; and

**WHEREAS**, the APDC has been asked to consider sponsoring the 2025 Waterford Canal Festival to be held May 16, 2025 – May 18, 2025(the “Event”); and

**WHEREAS**, the Event occurs annually and is based on the Hudson River featuring activities and exhibits that demonstrate different components of the maritime-industry. This year’s event will celebrate the 200<sup>th</sup> Anniversary of the opening of the Erie Canal; and

**WHEREAS**, the 2025 approved APDC operating Budget has allocated an amount sufficient to support the Event at a Helmsman Sponsor level of \$500.

**NOW, THEREFORE, BE IT RESOLVED**, the APDC finds that this sponsorship request is in accordance with the Policy and authorizes the Chief Executive Officer to pledge APDC sponsorship of the 2025 Waterford Canal Festival in the amount of \$500.

Signed: \_\_\_\_\_  
(Assistant) Secretary

Date of Authorization: February 26, 2025

Prepared by:  
Patrick K. Jordan, Esq.

**RESOLUTION 10-2025  
OF THE  
ALBANY PORT DISTRICT COMMISSION**

**WHEREAS**, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the state of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

**WHEREAS**, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

**WHEREAS**, in furtherance of the APDC Mission, the APDC Sponsorship Policy (“Policy”) permits APDC sponsorship of events and for purposes that advances the APDC mission through providing financial assistance in the areas of maritime commerce or economic development; and

**WHEREAS**, the North Atlantic Ports Association has requested APDC sponsorship of their 75<sup>th</sup> Annual Meeting to be held from June 4, 2025 – June 6, 2025 (the “Event”); and

**WHEREAS**, the North Atlantic Ports Association will host the Event, consisting of terminal operators, stevedores, port authorities, governmental agencies, academics, shipping agents and other operators involved with maritime businesses located between Virginia and the Canadian Maritimes; and

**WHEREAS**, the 2025 approved APDC operating Budget has allocated an amount sufficient to support the Event at a Silver Level sponsorship of \$1,000.

**NOW, THEREFORE, BE IT RESOLVED**, that the APDC finds that this sponsorship request is in accordance with the Policy and authorizes the Chief Executive Officer to pledge APDC sponsorship of the 2025 North Atlantic Ports Association Annual Meeting at a cost not to exceed \$1,000.

Signed: \_\_\_\_\_  
(Assistant) Secretary

Date of Authorization: February 26, 2025

Prepared by:  
Patrick K. Jordan, Esq.

**RESOLUTION 11-2025  
OF THE  
ALBANY PORT DISTRICT COMMISSION**

**WHEREAS**, the Albany Port District Commission (the “APDC”) is a public corporation and a district corporation of the state of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

**WHEREAS**, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

**WHEREAS**, in furtherance of the APDC mission, section 5 subsection 6 of the APDC Enabling Legislation authorizes the APDC to “equip and maintain port facilities within...the district”; and

**WHEREAS**, the APDC is charged with maintaining all warehouses and sheds located within the maritime terminal, keeping them safe and secure; and

**WHEREAS**, the APDC issued an MWBE discretionary Request for Proposal dated January 7, 2025 soliciting bids for LED Lighting and Electrical Upgrades for Sheds 3, 4 and 5 and received two responses; and

**WHEREAS**, the LED Lighting and Electrical System Upgrades are funded through grants under the NYSDOT Passenger and Freight Rail Assistance Program; and

**WHEREAS**, after a thorough review of the bids received APDC staff recommends utilizing J. McBain Electric Company, Inc, a Woman-owned Business Enterprise and the lowest qualified bidder, for LED Lighting and Electrical System Upgrades for Sheds 3, 4 and 5 at a cost not to exceed \$207,632.

**NOW, THEREFORE, BE IT RESOLVED**, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to award the Sheds 3, 4 and 5 LED Lighting and Electrical System Upgrades contract to J. McBain Electric Company, Inc. at the cost not to exceed \$207,632.

Signed: \_\_\_\_\_  
(Assistant) Secretary

Date of Authorization: February 26, 2025

Prepared by:  
Patrick K. Jordan, Esq.

**RESOLUTION 12-2025  
OF THE  
ALBANY PORT DISTRICT COMMISSION**

**WHEREAS**, the Albany Port District Commission (the "APDC") is a public corporation and a district corporation of the State of New York established pursuant to Chapter 192 of the Laws of 1925, as amended; and

**WHEREAS**, the APDC strives to responsibly and effectively manage the publicly-owned maritime Port of Albany-Rensselaer, contributing to the economy of the Capital Region and beyond while emphasizing transparency and public stewardship as prescribed in the APDC Mission Statement; and

**WHEREAS**, in furtherance of the APDC mission the APDC has embarked on the expansion of the Albany Port District in the Town of Bethlehem and a 14.5 acre site in the City of Albany with a proposed offshore wind tower manufacturing plant (the "Project"); and

**WHEREAS**, on March 24, 2021 the APDC Board authorized a contract with McFarland-Johnson, Inc. to provide Supplemental Engineering Services for the Phase 1 Infrastructure Design and Permitting related to the Project ("Engineering Services"); and

**WHEREAS**, the existing contracted services related to stormwater design, inspection services, power infrastructure and construction administration having defined quantities of meetings, hours or inspections have been exhausted; and

**WHEREAS**, additional unanticipated Storm Water Pollution Prevention Plan inspections were required by the Town of Bethlehem due to the construction duration extension to install additional scopes and post storm event activities, and future groundwater monitoring and testing is required by the NYS Department of Environmental Conservation; and

**WHEREAS**, these scope changes have led to proposed additional Engineering Services and subconsultant services for support services and construction administration.

**NOW, THEREFORE, BE IT RESOLVED**, that the APDC authorizes the Chief Executive Officer to execute the necessary documents to process McFarland-Johnson's Engineering Services Change Order ECN-10 for Phase 1 Infrastructure Design and Permitting related to the Project at a cost not to exceed \$146,440. The new contract cost will be \$3,469,428.

Signed \_\_\_\_\_  
(Assistant) Secretary

Date of Authorization: February 26, 2025

Prepared by:  
Patrick K. Jordan, Esq.