



ALBANY COUNTY AIRPORT AUTHORITY

CAPITAL IMPROVEMENTS COMMITTEE

AGENDA

October 7, 2026

- 1. Approval of Minutes: September 9, 2026**
- 2. Terminal Expansion Project**
 - **Project Status/Milestones Schedule**
 - **Contracts**
 - **Change Orders**
 - **Project Communications**
- 3. Wayfinding and Parking**
 - **Signage**
 - **Heritage Lot**
 - **Cell Phone Lot**
 - **Economy Lot**
 - **Consolidated Freight Building Upgrade**
- 4. Other Capital Projects**
 - **Terminal A Concourse Project & Gate Expansion (Punch List)**
 - **Terminal Elevator Replacement**
 - **South Perimeter Road Update**
 - **GA Apron Rehab.**
 - **Fuel Farm Fire Suppression**
 - **MALSR Lights**
 - **Transformer Project**
 - **Main Terminal/Apron Design**
 - **Paving Updates**
- 5. Airport Planning**

Executive Session:

ES-1 Matter of Attorney-Client Privilege

ES-2 Matter Involving a Particular Corporation

AGENDA ITEM NO. 1

Approval of Minutes:

Approval of Minutes: September 9, 2026



**Minutes of the Capital Improvements Committee Meeting
of the Albany County Airport Authority
September 9, 2026**

Pursuant to notice duly given and posted, the Capital Improvements Committee meeting of the Albany County Airport Authority was called to order on September 9, 2026 at 12:00 noon in the third floor conference room at the Albany International Airport, Albany, New York by the Capital Improvements Committee Co-Chair, Sari O'Connor with the following present:

MEMBERS PRESENT

Sari O'Connor (Committee Co-Chair)
Steve Heider (Committee Co-Chair)
Kevin R. Hicks Committee Member
Harold Iselin (ACAA Member)
Janet Thayer (ACAA Member)

MEMBERS ABSENT

STAFF

Peter F. Stuto, Chief Executive Officer
John A. O'Donnell, Chief Operating Officer
Christine Quinn, Airport Counsel
John LaClair, Chief Engineer
Margaret Herrmann, Acting Chief Financial Officer
Matt Mokey, Airport Engineer
Matt Hunter, Communications Director
Kathy Greenwood, Director of Art & Culture
Dave Montiverdi, Airport Planner
Helen Chadderdon, Marketing & Concessions
Perry Blanchard, AvPorts, IT
Jenn Munger, Paralegal

ATTENDEES

Stephen Clark Incoming CEO

Ms. O'Connor noted there was a quorum.

1. Approval of Minutes

Mr. Hicks moved to approve the minutes of the August 12, 2026 meeting.
The motion was adopted unanimously.

2. Terminal Expansion Project (Power Point Attached).

Mr. O'Donnell and Mr. LaClair provided updates on the following:

(Power Point Attached)

- **Project Status/Schedule**
- **Contracts**
- **Changes Orders**

Mr. Hunter provided an update on:

- **Project Communications**

3. Wayfinding and Parking Improvements

Mr. Mokey provided updates on the following (Power Point Attached)

- **Signage**
- **Heritage Lot**
- **Cell Phone Lot**
- **Economy Lot**
- **Consolidated Freight Building Upgrade**

4. Other Projects (Power Point Attached).

Mr. LaClair and Mr. Mokey provided updates on the following projects:

- **Terminal A Concourse Project & Gate Expansion**
- **Terminal Elevator Replacement**
- **South Perimeter Road Update**
- **GA Apron Rehab.**
- **Fuel Farm Fire Suppression**
- **MALSR Lights**
- **Transformer Project**
- **Main Terminal/Apron Design**
- **Paving Updates**

5. Airport Planning Updates

Mr. Montiverdi provided Planning updates. (Power Point Attached)

Mr. Hicks made a motion to go into executive session to discuss:

ES-1 - Matter of Attorney Client Privilege

ES-2 Matter Involving a Particular Corporation

There being no action taken and no further business, the meeting was adjourned at 1:30 p.m.

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- 5. Airport Planning**

Executive Session:

ES-1 Matter of Attorney-Client Privilege

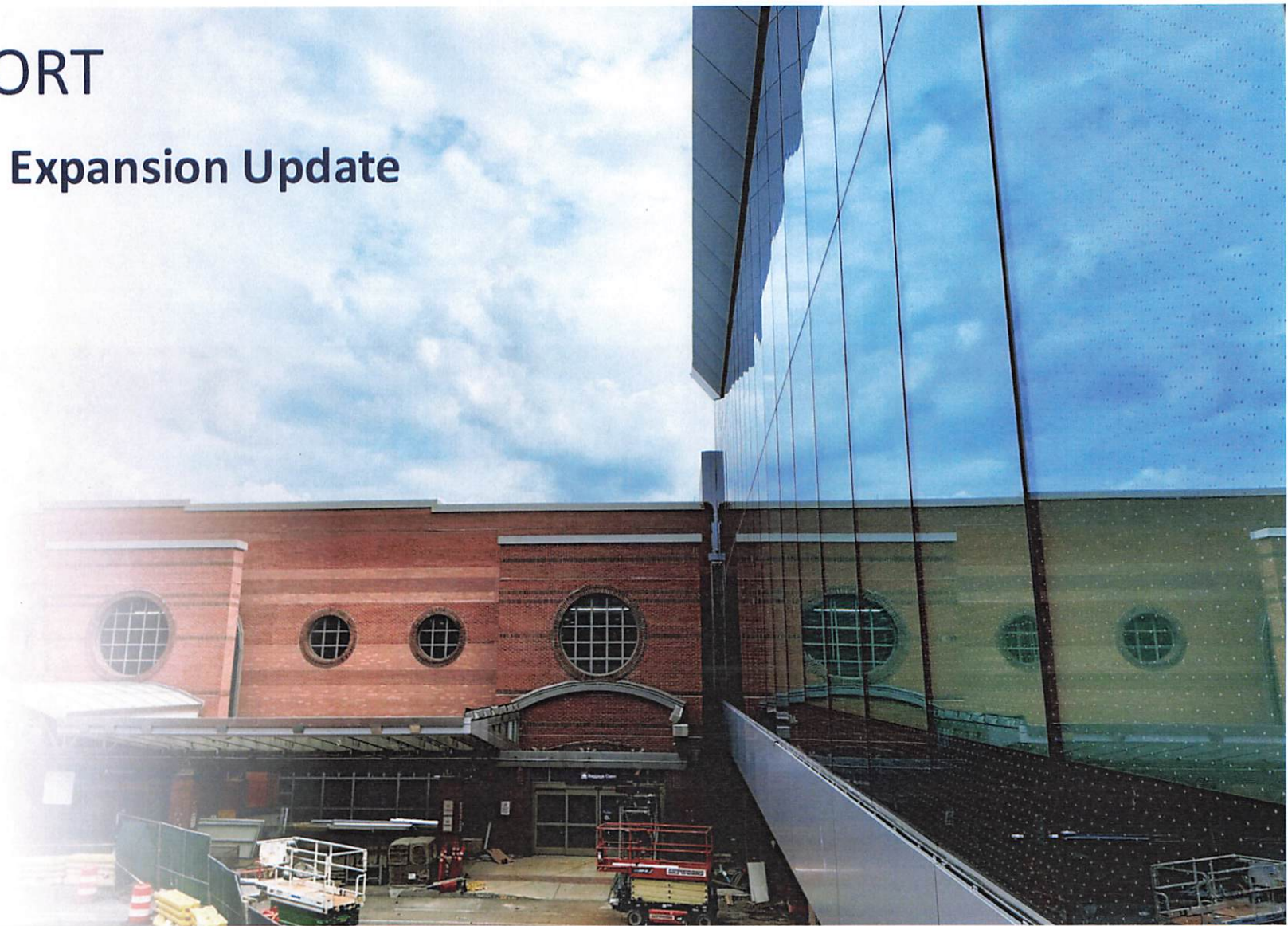
ES-2 Matter Involving a Particular Corporation

CIC MEETING

Wednesday, September 9, 2026 | 12:00
PM

COO'S REPORT

Main Terminal Expansion Update



MAIN TERMINAL EXPANSION

Project Milestones

Recently Completed:

- 2nd floor restrooms completed and secured



MAIN TERMINAL EXPANSION

Project Milestones:

October 2026

- Expand Departure Hall queuing area by an additional 2,000 square feet

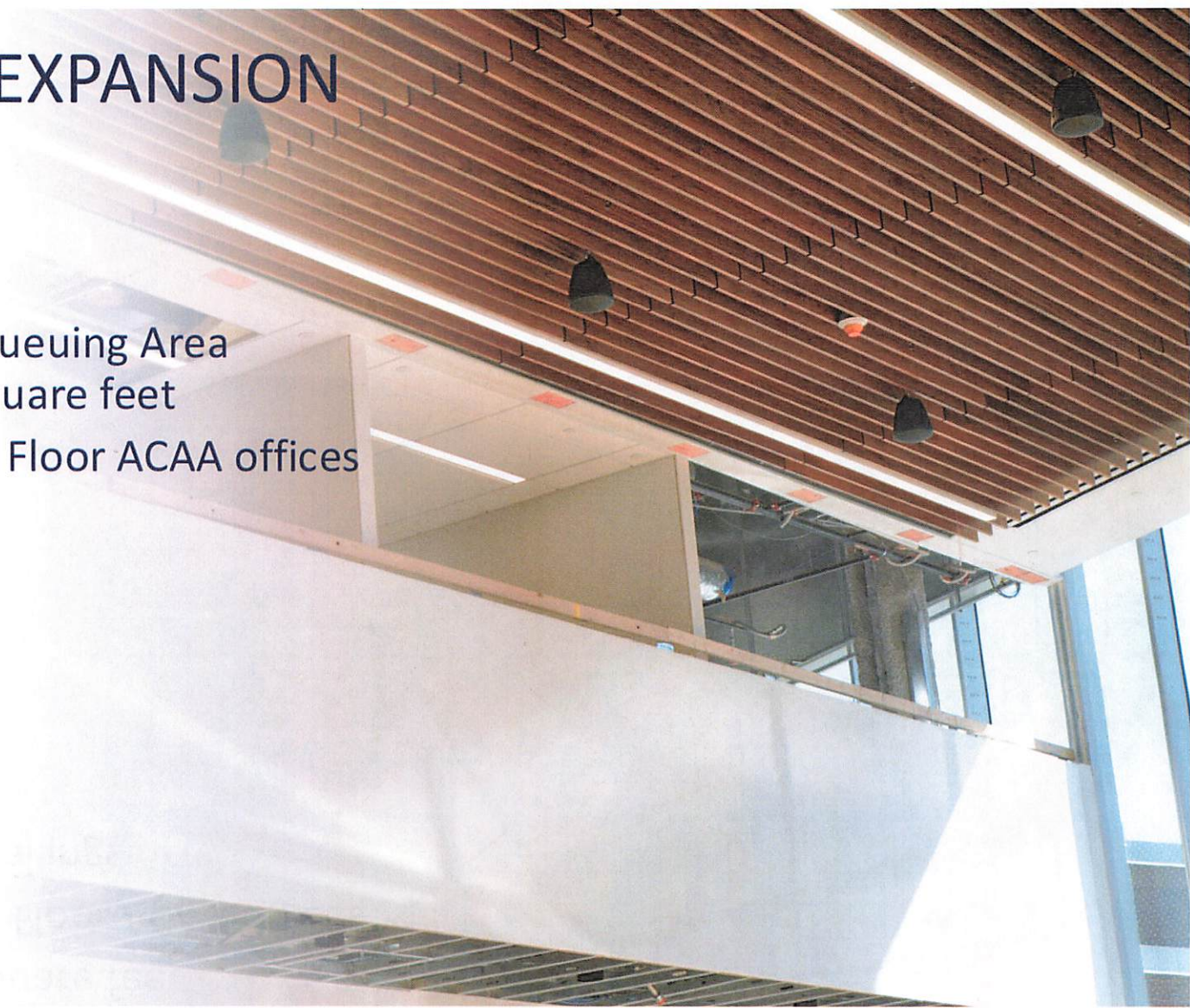


MAIN TERMINAL EXPANSION

Project Milestones:

October 2026

- Expand Departure Hall Queuing Area by an additional 2,000 square feet
- Installation of glass in 3rd Floor ACAA offices



MAIN TERMINAL EXPANSION

Project Milestones:

October 2026

- Expand Departure Hall Queuing Area by an additional 2,000 square feet
- Installation of glass in 3rd Floor ACAA offices
- Installation of escalator railings

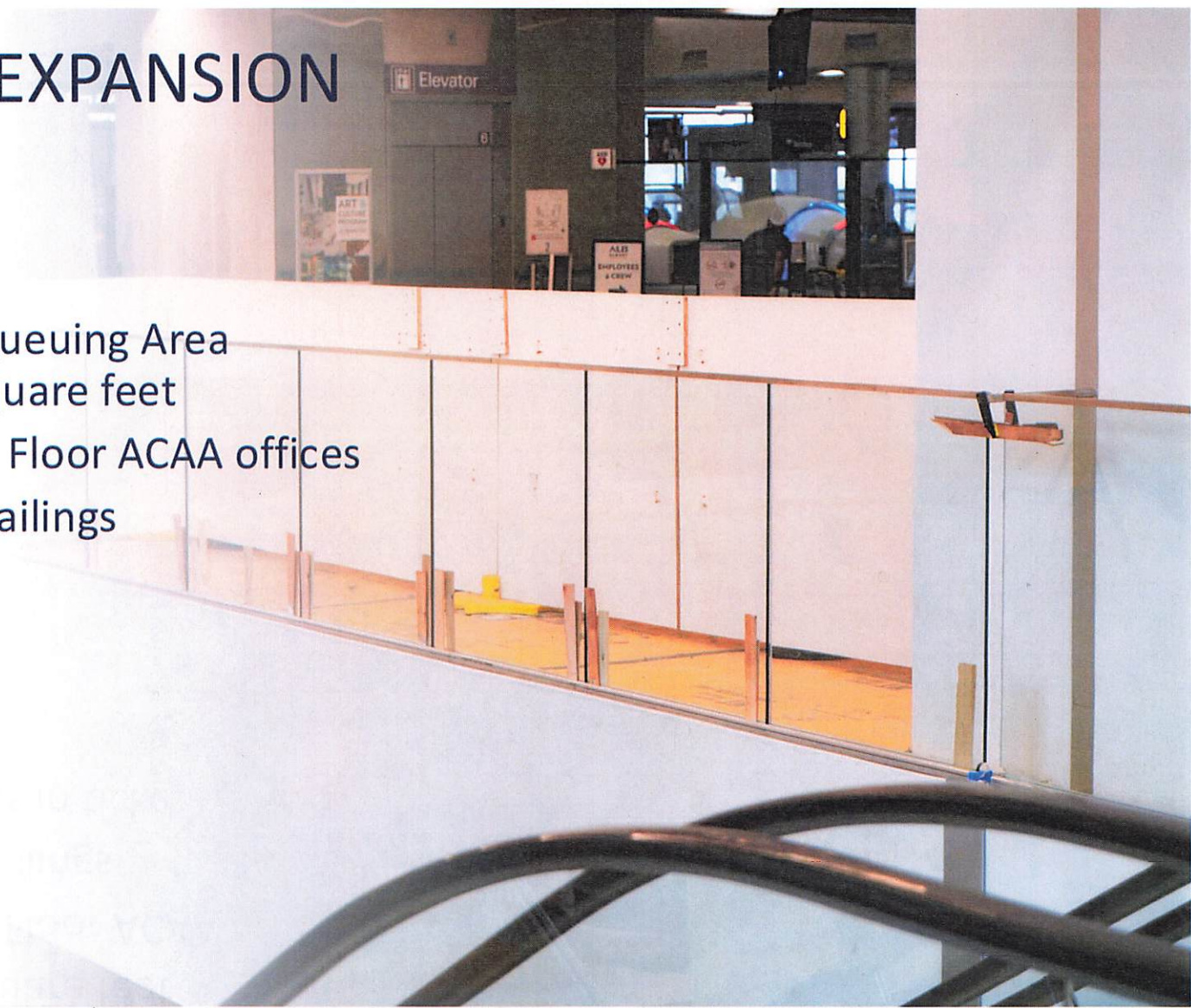


MAIN TERMINAL EXPANSION

Project Milestones:

October 2026

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- Installation of glass in 3rd Floor ACAA offices
- Installation of escalator railings

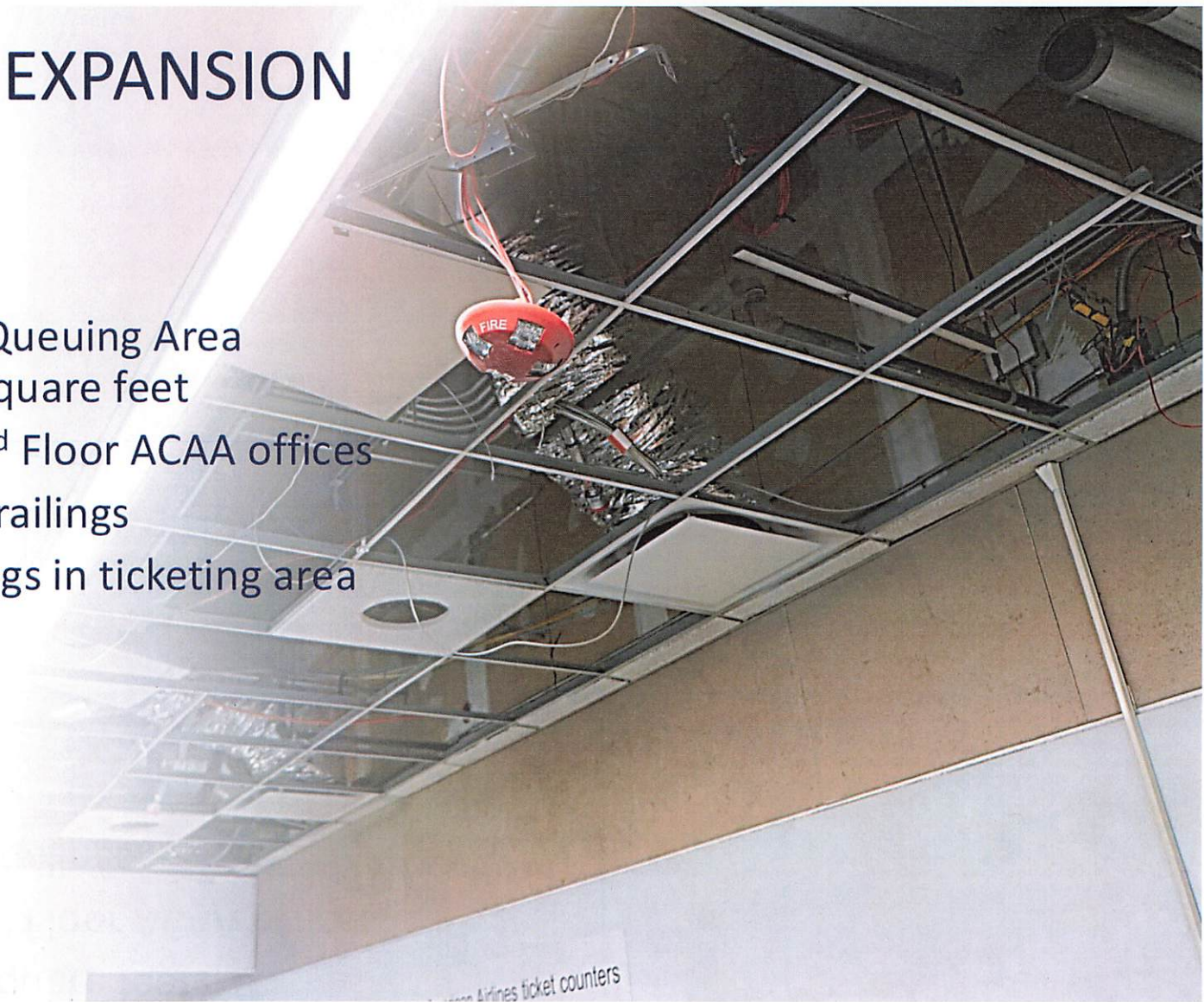


MAIN TERMINAL EXPANSION

Project Milestones:

October 2026

- Expand Departure Hall Queuing Area by an additional 2,000 square feet
- Installation of glass in 3rd Floor ACAA offices
- Installation of escalator railings
- Completion of low ceilings in ticketing area

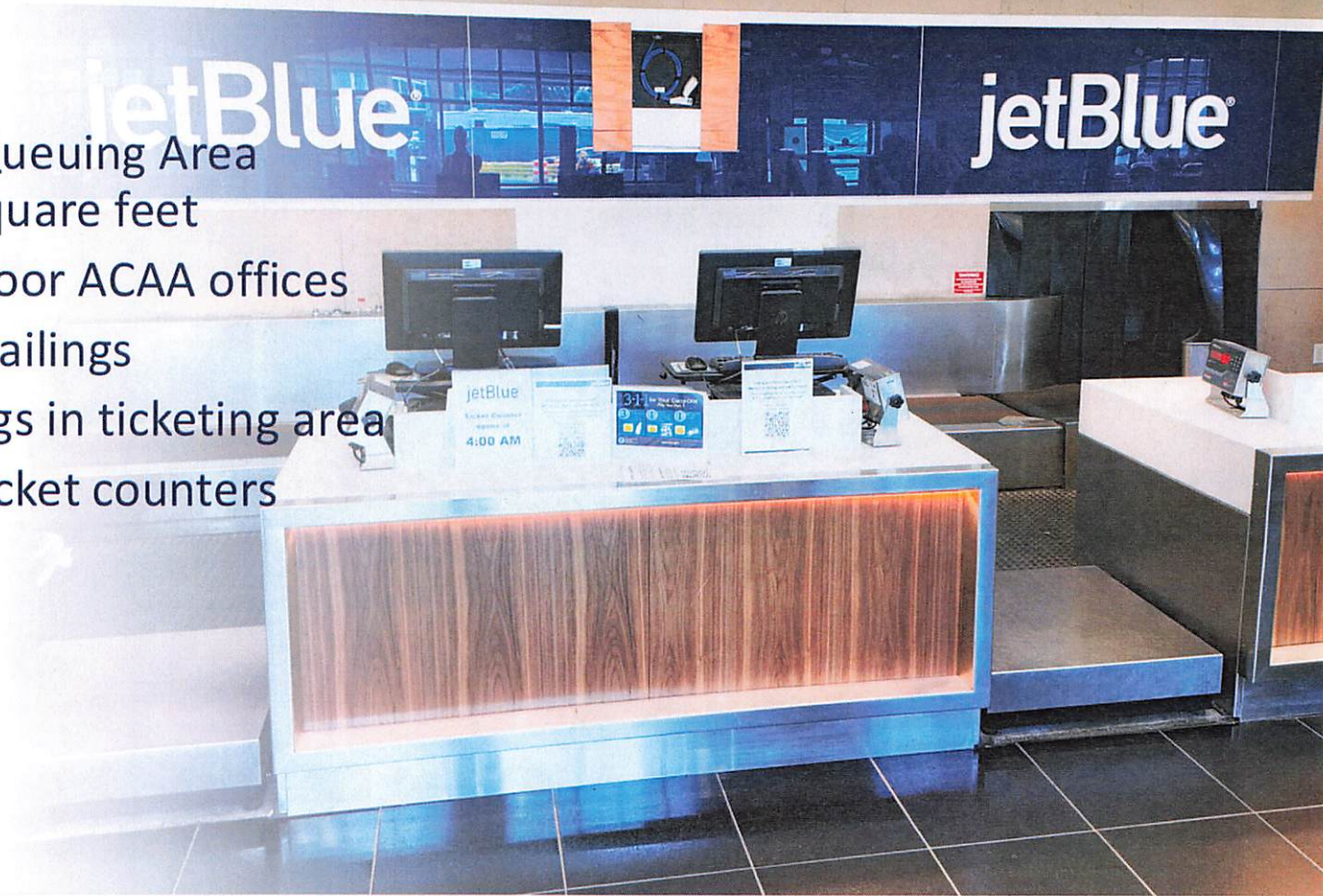


MAIN TERMINAL EXPANSION

Project Milestones:

October 2026

- Expand Departure Hall Queuing Area by an additional 2,000 square feet
- Installation glass in 3rd Floor ACAA offices
- Installation of escalator railings
- Completion of low ceilings in ticketing area
- Painting behind airline ticket counters



MAIN TERMINAL EXPANSION

Project Milestones:

December 2026

- Curbside vestibule enhancements



MAIN TERMINAL EXPANSION

Project Milestones:

December 2026

- Curbside vestibule enhancements
- Sliding doors at North Parking Garage vestibules



MAIN TERMINAL EXPANSION

Project Milestones:

December 2026

- Curbside vestibule enhancements
- Sliding doors at North Parking Garage vestibules
- Completion of Elevators #4 and #5, with access to North Parking Garage



MAIN TERMINAL EXPANSION

Project Milestones:

December 2026

- Curbside vestibule enhancements
- Sliding doors at North Parking Garage vestibules
- Completion of Elevators #4 and #5, with access to North Parking Garage
- Installation of TSA digital banner



MAIN TERMINAL EXPANSION

Project Milestones:

December 2026

- Curbside vestibule enhancements
- Sliding doors at North Parking Garage vestibules
- Completion of Elevators #4 and #5, with access to North Garage
- Installation of TSA digital banner
- Canopy lighting and new metal cladding



DEPARTURE HALL

East Side Connection

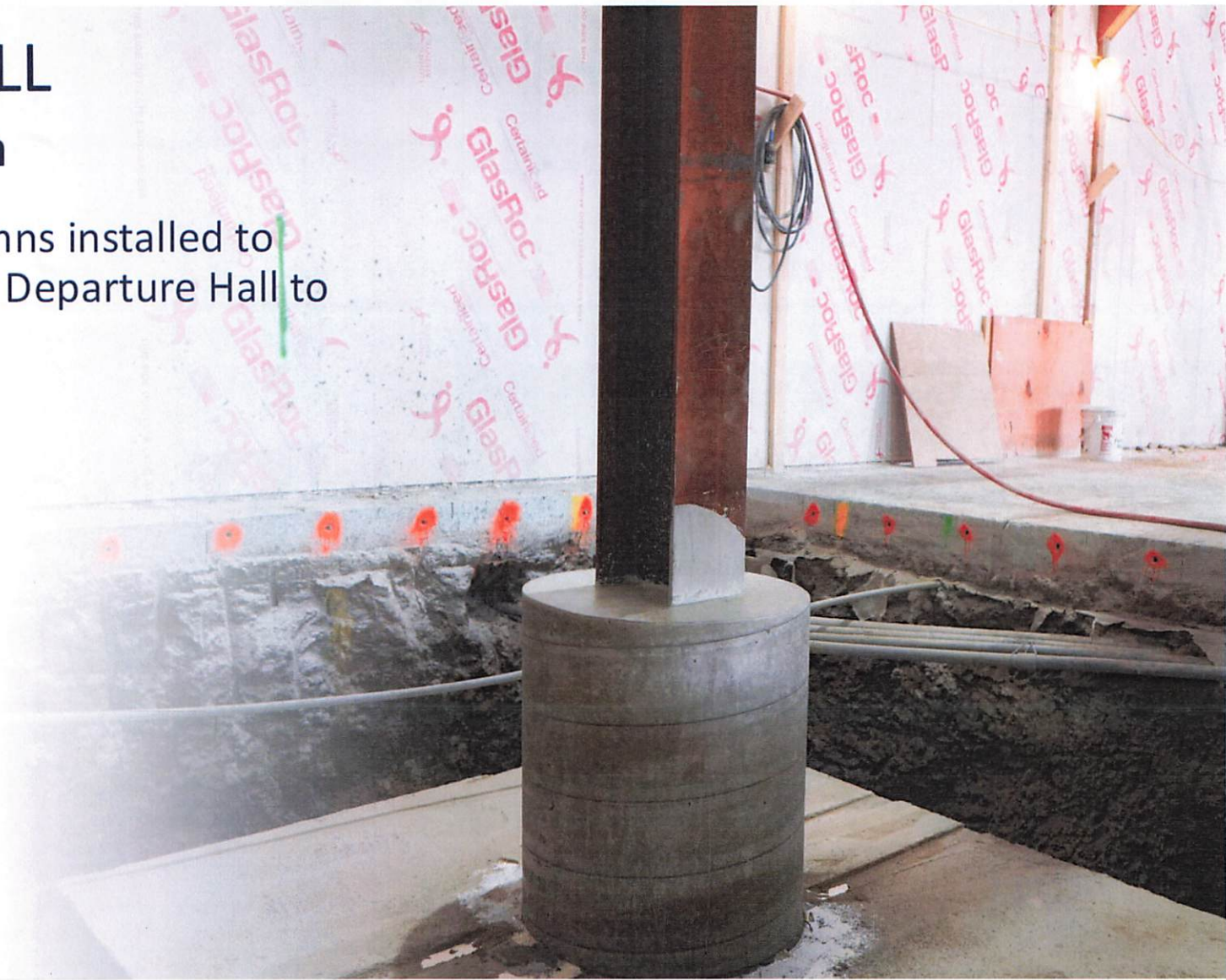
- Steel beams and columns installed to support connection of Departure Hall to Main Terminal



DEPARTURE HALL

East Side Connection

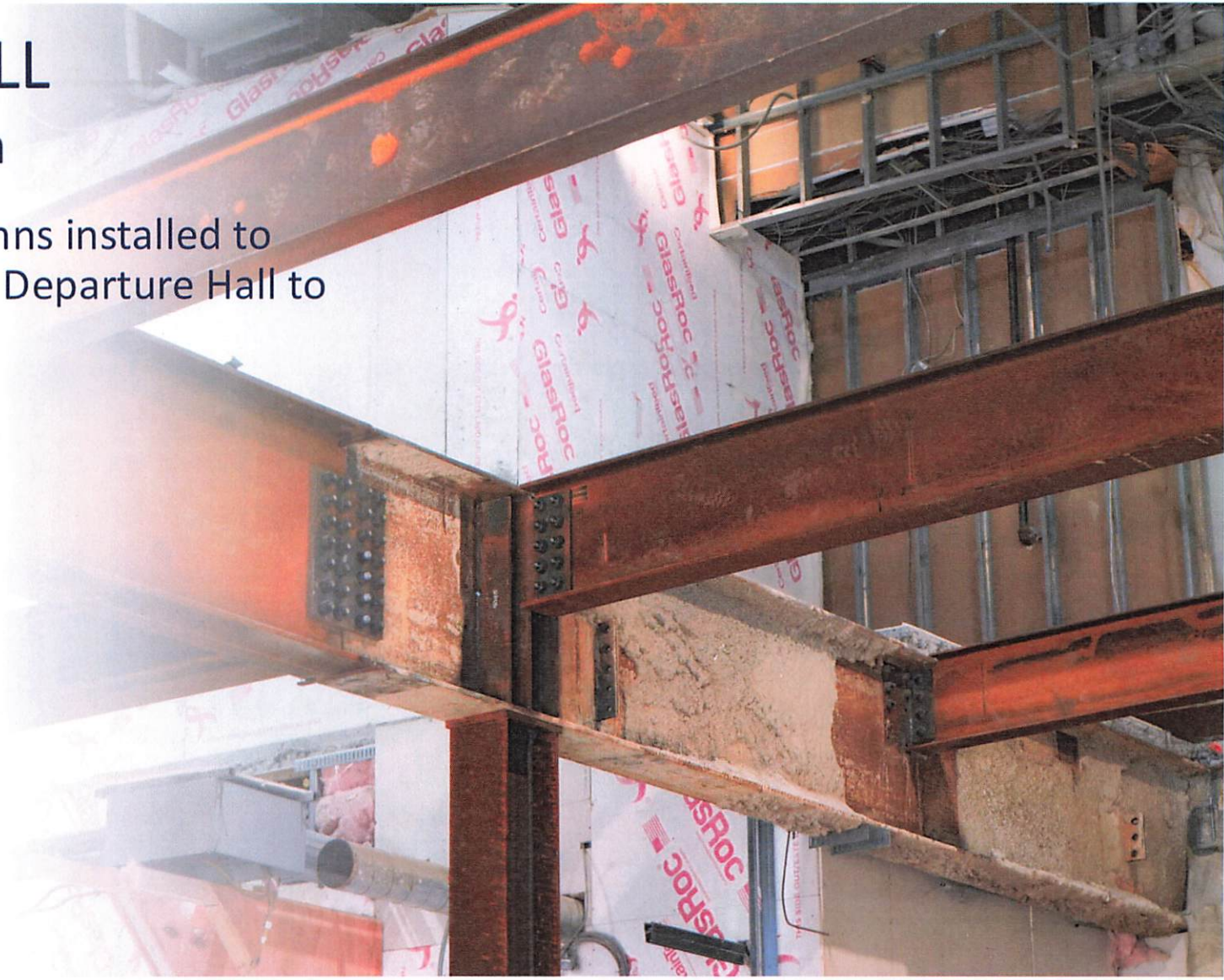
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DEPARTURE HALL

East Side Connection

- Steel beams and columns installed to support connection of Departure Hall to Main Terminal



DEPARTURE HALL

East Side Connection

- Steel beams and columns installed to support connection of Departure Hall to Main Terminal



DEPARTURE HALL

East Side Exterior Work Continues

ALB



DEPARTURE HALL

East Side Exterior Work Continues



ALB

DEPARTURE HALL

Covered Roadway Ceiling Installation



ALB

DEPARTURE HALL

Terrazzo Floor Installation

- First & Second Floor complete



DEPARTURE HALL

North Garage Connection

- Metal railings to be installed in Mid-October



DEPARTURE HALL

North Garage Connection

- Painting to be complete by Mid-October



WAYFINDING & PARKING



WAYFINDING & PARKING

Heritage Lot: Laundry Facility Demolition



ALB

WAYFINDING & PARKING

Cell Phone Lot Reconfiguration

- Project begins September 9th



WAYFINDING & PARKING

Cell Phone Lot Reconfiguration

- Lot temporarily relocated to Heritage Lane during construction



WAYFINDING & PARKING

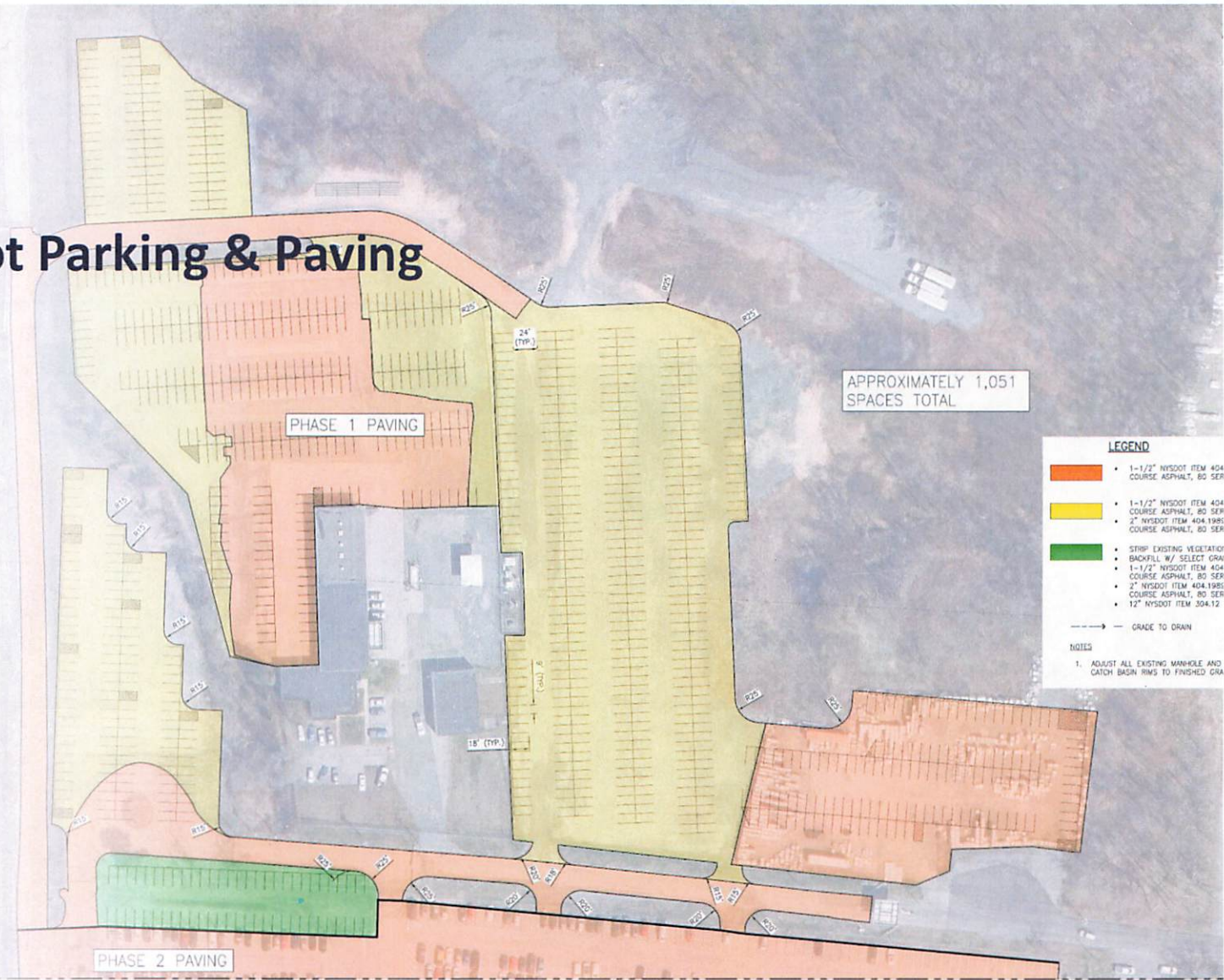
Economy Lot Parking & Paving

- Construction kick-off meeting held 8/31
- Work to begin in September



WAYFINDING & PARKING

Phase 1: Economy Lot Parking & Paving



WAYFINDING & PARKING

Consolidated Freight Building



ASPHALT PAVING LOCATIONS

- Pre-construction meeting held 8/31
- Work to begin in September



MAP KEY

- ① FIRST LIGHT
- ② NYSN AVIATION UNIT
- ③ ARFF PARKING LOT
- ④ MILLION AIR PARKING LOT
- ⑤ SNOW MELT PAD
- ⑥ FUEL FARM

OTHER CAPITAL PROJECTS



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CONCOURSE A & GATE EXPANSION



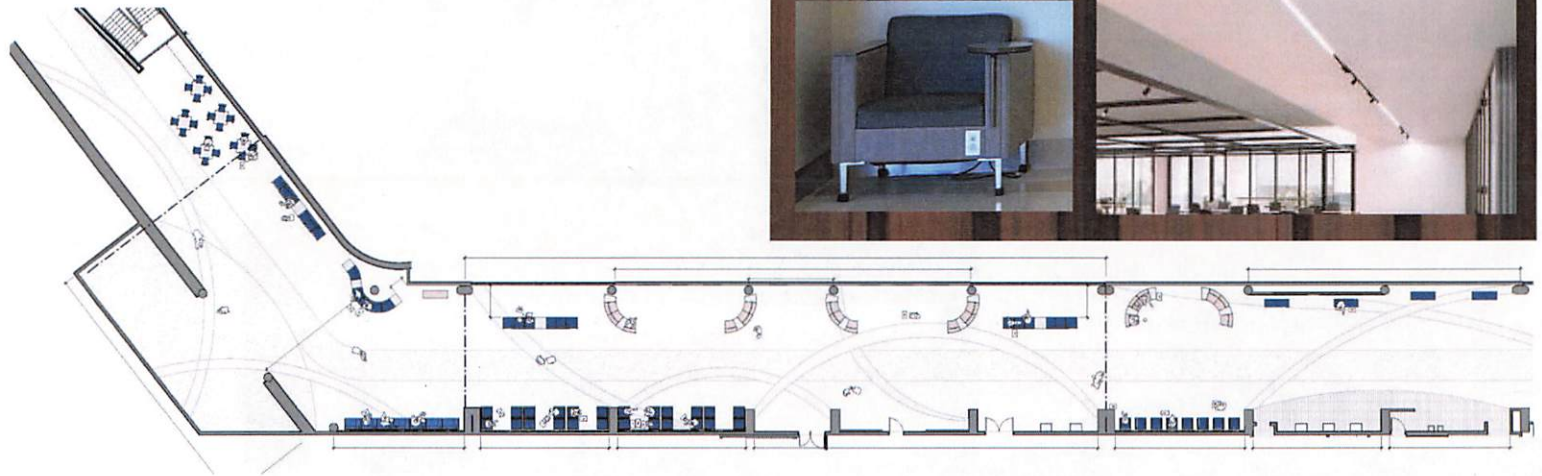
CONCOURSE A GUEST AMENITIES DESIGN CONCEPTS



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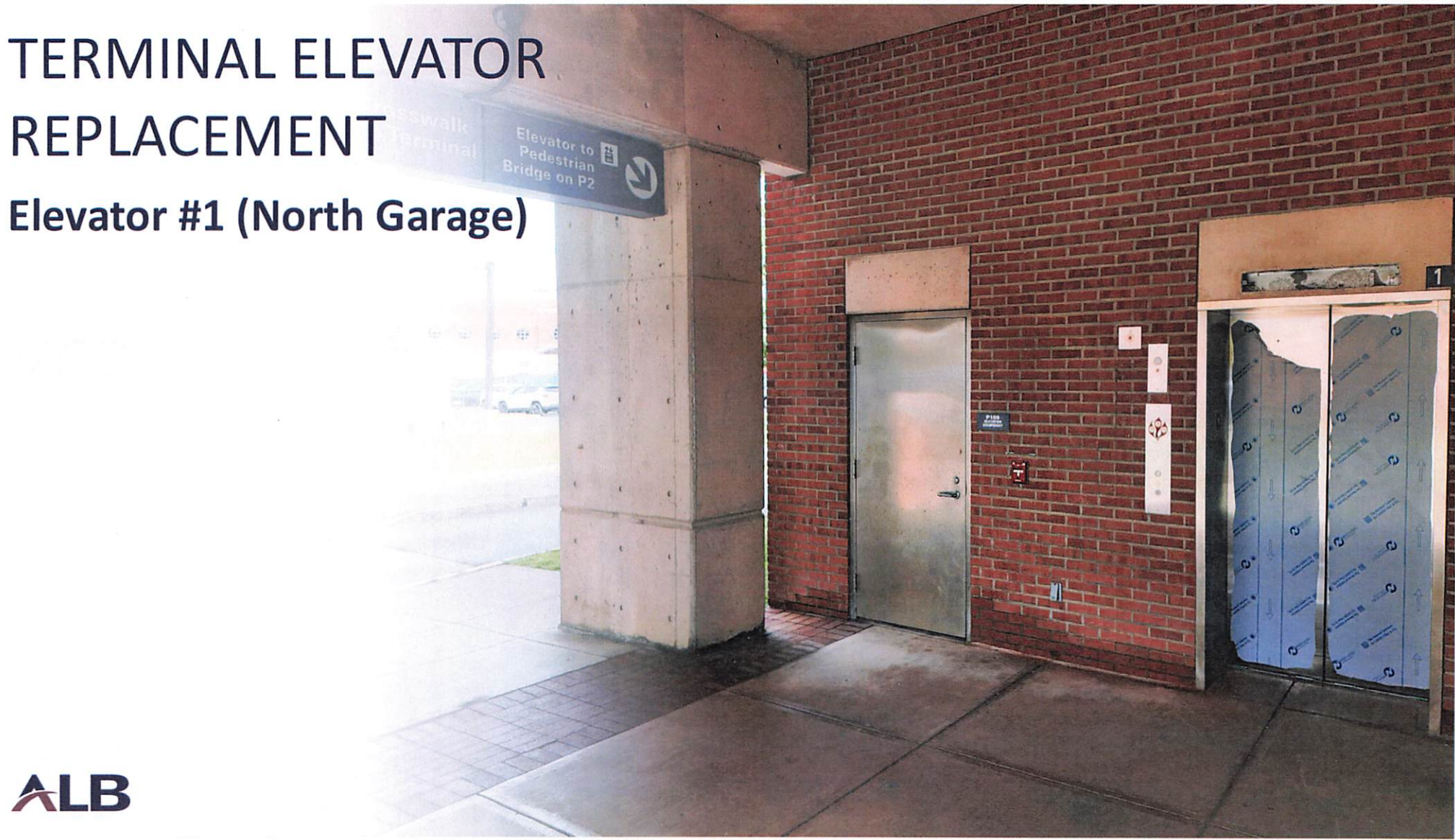
CONCOURSE A GUEST AMENITIES DESIGN CONCEPTS

- Existing furniture will be incorporated into the new design; some pieces to be reupholstered
- New seating and tables are identical to approved products ordered for new terminal construction
- New lighting will replace outdated track
- Lighting & electrical services will be managed in-house
- Products to be purchased through standard bid process



TERMINAL ELEVATOR REPLACEMENT

Elevator #1 (North Garage)



SOUTH PERIMETER ROAD



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GENERAL AVIATION APRON REHAB



ALB

GENERAL AVIATION APRON REHAB



GENERAL AVIATION APRON REHAB

ALB



FUEL FARM FIRE SUPPRESSION



RUNWAY 1

MALSR LIGHTS



RUNWAY 1

MALSR LIGHTS

ALB



TRANSFORMER PROJECT

Paving Complete



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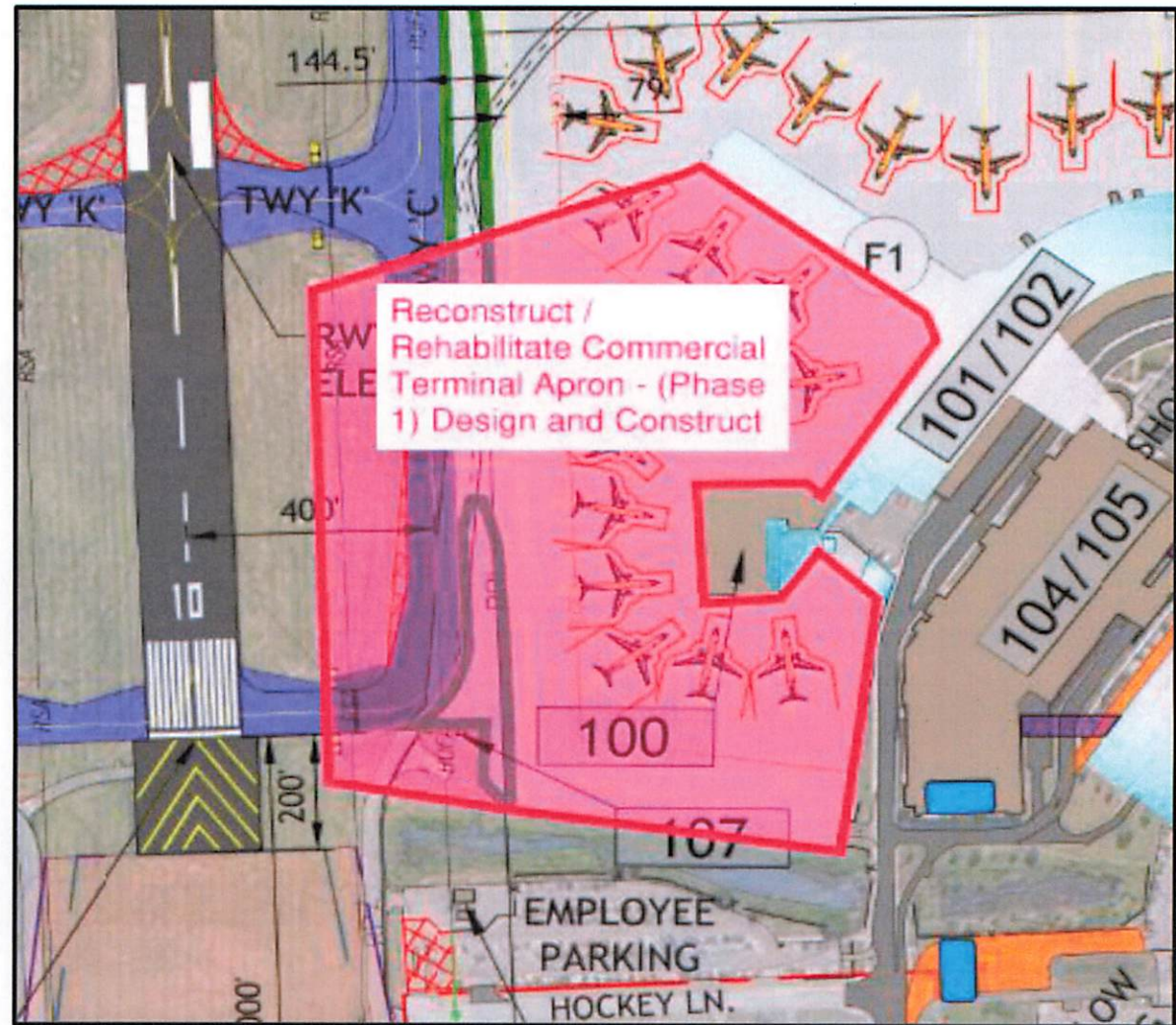
LOADING DOCK ENHANCEMENTS



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MAIN TERMINAL APRON DESIGN

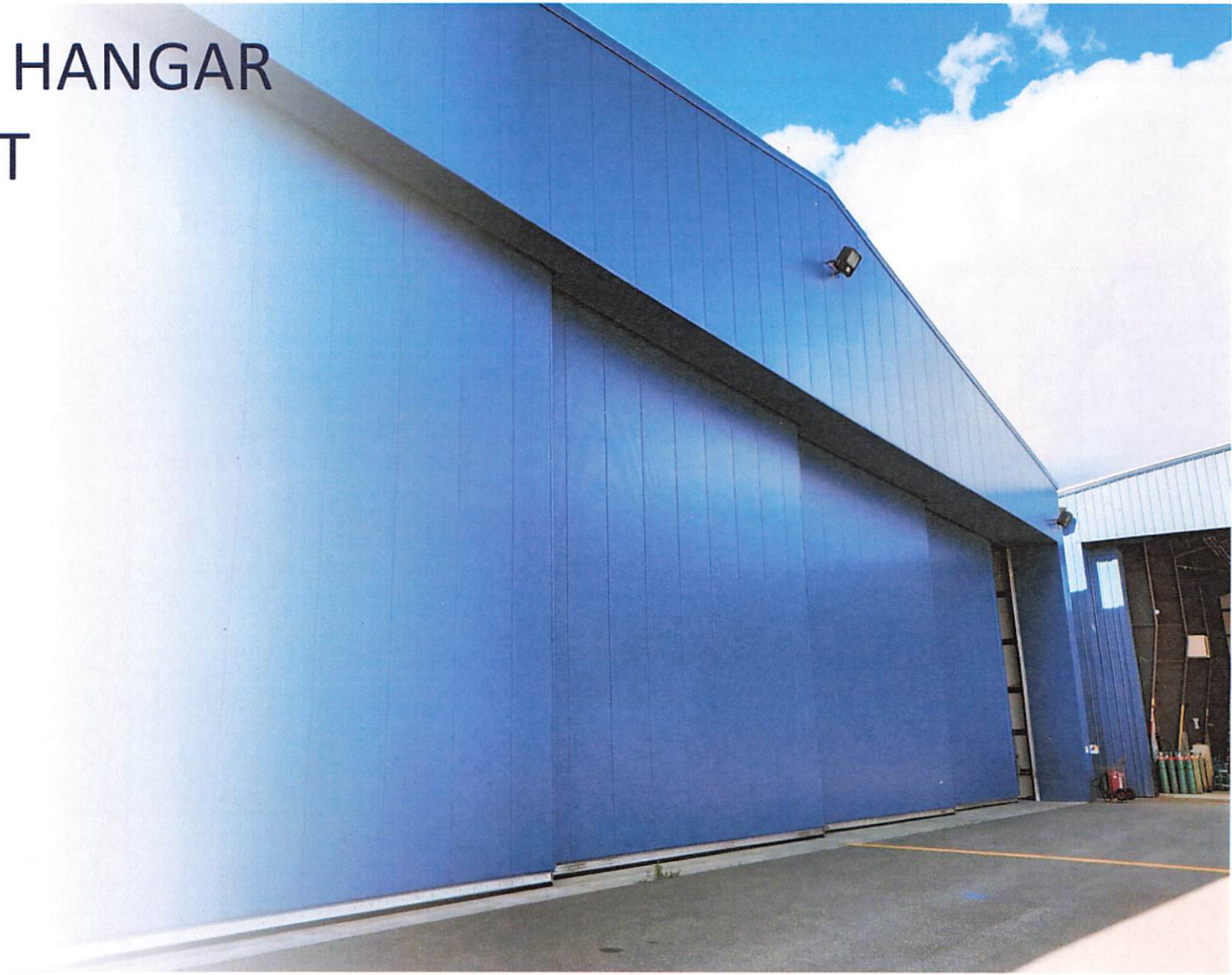
- Site investigation complete
- Currently in design phase
- Construction in 2027



AIRPORT PLANNING



COMMUTE AIR HANGAR DOOR RETROFIT



PIEDMONT MAINTENANCE HANGAR





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ALBANY

INTERNATIONAL AIRPORT