



**Minutes of the Capital Improvements Committee Meeting  
of the Albany County Airport Authority  
December 10, 2025**

Pursuant to notice duly given and posted, the Capital Improvements Committee meeting of the Albany County Airport Authority was called to order on December 10, 2025 at 11:25 a.m. 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**

Kevin R. Hicks, Sr. (Committee Member)  
Steven Heider (Committee Co-Chair)  
Harold Iselin (ACAA Member)  
Sari O'Connor (Committee Co-Chair)  
John-Raphael Pichardo (ACAA Member)  
Janet M. Thayer (ACAA Member)

**MEMBERS ABSENT**

Samuel A. Fresina, Chair

**STAFF**

Peter F. Stuto, Chief Executive Officer  
John A. O'Donnell, Chief Operating Officer  
Christine Quinn, Airport Counsel  
Margaret Herrmann, Acting Chief Financial Officer  
Kathy Greenwood, Director of Art & Culture  
Matt Hunter, Director of Communications  
Dave Montiverdi, Airport Planner  
John LaClair, Chief Engineer  
Liz Charland, Administrative Services

**ATTENDEES**

None

Ms. O'Connor noted there was a quorum.

**1. Approval of Minutes**

Mr. Heider moved to approve the minutes of the November 12, 2025 meeting. The motion was adopted unanimously.

**2. Terminal Expansion Project (Power Point Attached).**

Mr. LaClair provided updates on the following:

- **Project Status/Schedule**
- **Contracts**
- **Change Orders**
- **Project Communications**

**3. Terminal A Concourse Project & Gate Expansion Updates (Power Point Attached).**

Mr. Mokey provided an update on the following:

- **Project Status**
- **Project Plans**

**4. Other Projects (Power Point Attached).**

**Messrs. LaClair and Mokey provided updates on the following projects:**

- **Terminal Elevator Replacement**
- **South Perimeter Road Update**
- **Car Rental Facility**
- **GA Apron Rehab.**
- **Traffic Signal Upgrade**
- **Fuel Farm Fire Suppression**
- **MALSR Lights**
- **Transformer Project**
- **External Panels to Finish Blast Wall Near New Gates**

**5. Airport Planning Updates**

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

**ES-1 - Attorney-Client Privilege Matter Involving a Particular Corporation**

**There being no action taken and no further business, the meeting was adjourned at 12:30 p.m.**

**ALBANY COUNTY AIRPORT AUTHORITY**

**CAPITAL IMPROVEMENTS COMMITTEE  
AGENDA**

**December 10, 2025 @ 10:45 a.m.**

**1. Approval of Minutes: November 12, 2025**

**2. Terminal Expansion Project Updates:**

- **Project Status/Schedule**
- **Contracts**
- **Change Orders**
- **Project Communications**

**3. Terminal A Concourse Project & Gate Expansion Updates:**

- **Project Status**
- **Project Plans**

**4. Other Capital Project Updates:**

- **Terminal Elevator Replacement**
- **South Perimeter Road Update**
- **Car Rental Facility**
- **GA Apron Rehab.**
- **Traffic Signal Upgrade**
- **Fuel Farm Fire Suppression**
- **MALSR Lights**
- **Transformer Project**
- **External Panels to Finish Blast Wall Near New Gates**

**5. Airport Planning Updates**

**Executive Session:**

**ES-1 Matter Involving a Particular Corporation**



1



2



3



4

**MAIN TERMINAL EXPANSION***Ceiling "Butterfly" Installation***ALB**

5

**MAIN TERMINAL EXPANSION***Ceiling "Butterfly" Installation***ALB**

6

**MAIN TERMINAL EXPANSION***Ceiling "Butterfly" Installation***ALB**

7

**MAIN TERMINAL EXPANSION***Elevator Installation***ALB**

8

## MAIN TERMINAL EXPANSION

### *Terrazzo Flooring*

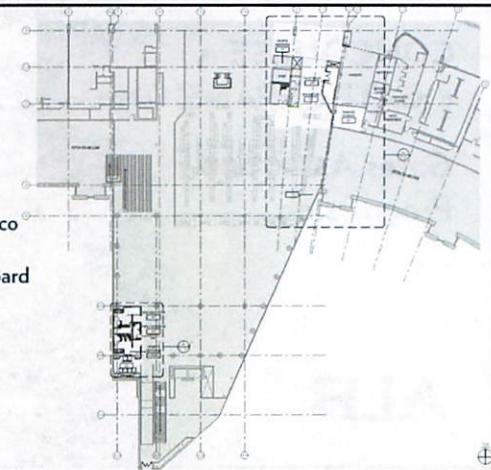


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## MAIN TERMINAL EXPANSION

### *Seventh TSA Lane & New Bathrooms*

- Low bid received by Sam Greco  
Construction for \$949,000
- Item placed on 12/15/2025 Board  
agenda



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## MAIN TERMINAL EXPANSION

### *Seventh TSA Lane & New Bathrooms*

- Low bid received by Sam Greco  
Construction for \$949,000
- Item placed on 12/15/2025 Board  
agenda



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## CONCOURSE A & GATE EXPANSION

- Project Status
- Project Plans



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**CONCOURSE A  
& GATE EXPANSION**

*Gates A5 & A6  
Progressing*



13

**CONCOURSE A  
& GATE EXPANSION**

*Gates A5 & A6  
Progressing*



14

**CONCOURSE A  
& GATE EXPANSION**

*Gates A5 & A6  
Progressing*



15

**CONCOURSE A  
& GATE EXPANSION**

*Gates A5 & A6  
Progressing*



16



## CONCOURSE A & GATE EXPANSION

*Gates A5 & A6  
Progressing*



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## OTHER CAPITAL PROJECTS

- Terminal Elevator Replacement
- South Perimeter Road
- Car Rental Facility
- GA Apron Rehab
- Traffic Signal Update
- Fuel Farm Fire Suppression
- MALSR Lights
- Transformer Project
- External Panels to Finish Blast Wall Near New Gates



18



## OTHER CAPITAL PROJECTS

*Terminal Elevator  
Replacement*



19

## OTHER CAPITAL PROJECTS

*South Perimeter Road*



20



**OTHER  
CAPITAL PROJECTS**

*South Perimeter Road*



21

**OTHER  
CAPITAL PROJECTS**

*Car Rental  
Facility*



22

**OTHER  
CAPITAL PROJECTS**

*General Aviation  
Apron Rehab*



23

**OTHER  
CAPITAL PROJECTS**

*Traffic Signal  
Upgrade*



24

**OTHER  
CAPITAL PROJECTS**

*Fuel Farm  
Fire Suppression*



25



**OTHER  
CAPITAL PROJECTS**

*Transformer Project*



27

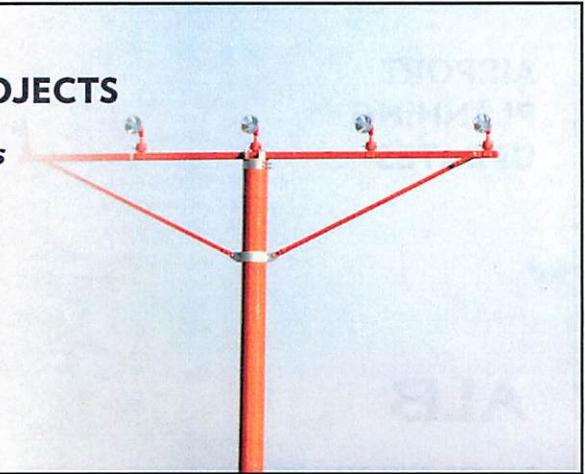


**OTHER  
CAPITAL PROJECTS**

*MALSR Lights*



26



**OTHER  
CAPITAL PROJECTS**

*Blast Wall Completion*

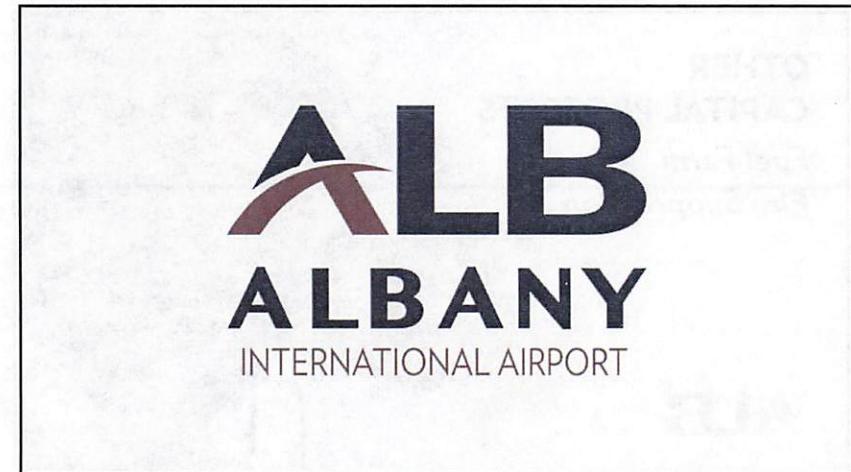


28





29



30

# **NOTICE**

1210125

ALBANY COUNTY AIRPORT AUTHORITY  
FINANCE COMMITTEE  
MEETING NOTICE

Notice is hereby given of the following Finance Committee meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold a Finance Committee meeting on Wednesday December 10, 2025 at 10:00 a.m. The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

ALBANY COUNTY AIRPORT AUTHORITY  
PUBLIC COMMUNICATIONS COMMITTEE  
MEETING NOTICE

Notice is hereby given of the following Public Communications Committee Meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold a Public Communications Committee meeting on Wednesday December 10, 2025 at 10:30 a.m. The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

ALBANY COUNTY AIRPORT AUTHORITY  
CIC COMMITTEE  
MEETING NOTICE

Notice is hereby given of the following CIC Committee meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold a CIC Committee meeting on Wednesday December 10, 2025 at 10:45 a.m.. The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

ALBANY COUNTY AIRPORT AUTHORITY  
MEETING NOTICE

Notice is hereby given of the following regular meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold its regularly scheduled meeting on Monday December 15, 2025 at 9:00 a.m.. The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

Albany Times Union  
News Plaza  
Box 15000  
Albany, New York 12212

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ALBANY INTERNATIONAL AIRPORT  
737 ALBANY SHAKER RD  
Albany NY 12211

Account Number: 061026000  
Order Number: IPLATU0114896

STATE OF NEW YORK)  
:SS.:  
COUNTY OF ERIE)

The undersigned, being duly sworn, says that he/she is a Authorized Custodian of Records of THE TIMES UNION, a daily newspaper printed in the county of Albany, Town of Colonie, and Published in the County of Albany, Town of Colonie and the City of Albany, aforesaid and that notice of which a printed copy is annexed has been regularly published in the said ALBANY TIMES UNION on the following dates:

12/08/2025

George Hearst, Publisher

By: Nora Hewson

Nora Hewson

Authorized Designee of George Hearst, Publisher of the Times Union

Subscribed and sworn to before me, this 9th day of December 2025.

Notary Public Signature

Tyshawn Harrison  
Notary Public - State of New York  
No. 01HA0005298  
Qualified in Erie County  
Commission Expires 04/07/2027

IPLATU0114896



**ALBANY COUNTY AIRPORT AUTHORITY  
FINANCE COMMITTEE  
MEETING NOTICE**

Notice is hereby given of the following **Finance Committee** meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold a **Finance Committee** meeting on **Wednesday December 10, 2025 at 10:00 a.m.** The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

**ALBANY COUNTY AIRPORT AUTHORITY  
PUBLIC COMMUNICATIONS COMMITTEE  
MEETING NOTICE**

Notice is hereby given of the following **Public Communications Committee Meeting** of the Albany County Airport Authority:

The Albany County Airport Authority will hold a **Public Communications Committee** meeting on **Wednesday December 10, 2025 at 10:30 a.m.** The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

**ALBANY COUNTY AIRPORT AUTHORITY  
CIC COMMITTEE  
MEETING NOTICE**

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The Albany County Airport Authority will hold a **CIC Committee** meeting on **Wednesday December 10, 2025 at 10:45 a.m.** The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

**ALBANY COUNTY AIRPORT AUTHORITY  
MEETING NOTICE**

Notice is hereby given of the following regular meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold its regularly scheduled meeting on **Monday December 15, 2025 at 9:00 a.m.** The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

## **Liz Charland**

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**From:** Liz Charland  
**Sent:** Thursday, December 4, 2025 12:01 PM  
**To:** Peter Stuto; John O'Donnell; Christine Quinn; Margaret Herrmann; Matthew Hunter; Jennifer Munger; Deborah Pasquini; John LaClair; Matthew Mokey  
**Subject:** Meeting Notices - Multiple Committee Meetings on Wednesday December 10, 2025 and Regular Meeting on Monday December 15, 2025

### **ALBANY COUNTY AIRPORT AUTHORITY FINANCE COMMITTEE MEETING NOTICE**

Notice is hereby given of the following Finance Committee meeting of the Albany County Airport Authority:

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### **ALBANY COUNTY AIRPORT AUTHORITY PUBLIC COMMUNICATIONS COMMITTEE MEETING NOTICE**

Notice is hereby given of the following Public Communications Committee Meeting of the Albany County Airport Authority:

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### **ALBANY COUNTY AIRPORT AUTHORITY CIC COMMITTEE MEETING NOTICE**

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**ALBANY COUNTY AIRPORT AUTHORITY  
MEETING NOTICE**

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## **Liz Charland**

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**From:** Liz Charland  
**Sent:** Thursday, December 4, 2025 11:58 AM  
**To:** Saratogian Newspapers; The Colonie Spotlight; The Gazette; The Troy Record  
**Subject:** Multiple Committee Meetings on Wednesday December 10, 2025 and Regular Meeting on Monday December 15, 2025

### **ALBANY COUNTY AIRPORT AUTHORITY FINANCE COMMITTEE MEETING NOTICE**

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### **ALBANY COUNTY AIRPORT AUTHORITY PUBLIC COMMUNICATIONS COMMITTEE MEETING NOTICE**

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## MEETING NOTICE

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The Albany County Airport Authority will hold its regularly scheduled meeting on Monday December 15, 2025 at 9:00 a.m. The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

## **Liz Charland**

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**From:** Liz Charland  
**Sent:** Thursday, December 4, 2025 11:46 AM  
**To:** Harold Iselin; Janet Thayer; John-Raphael Pichardo; John-Raphael Pichardo; Kevin R. Hicks, Sr. (Personal); Samuel A. Fresina; Samuel A. Fresina - IPAD; Sari O'Connor; Steven H. Heider  
**Subject:** Multiple Committee Meetings on Wednesday December 10, 2025 and Regular Meeting on Monday December 15, 2025

**Below are meeting notices for the upcoming committee meetings next Wednesday, December 10 starting at 10:00 a.m. along with the notice for the regular board meeting on Monday December 15, 2025 at 9:00 a.m. Please advise which meetings you will be attending.**

**Please let me know if you have any questions.**

**Thank you.**

**Liz**

**Finance Committee Members:**

**Kevin R. Hicks, Sr., Chair**  
**Sari M. O'Connor, Member**  
**Harold Iselin, Member**  
**Samuel A. Fresina, Ex Officio**

**ALBANY COUNTY AIRPORT AUTHORITY**

**FINANCE COMMITTEE**

**MEETING NOTICE**

Notice is hereby given of the following Finance Committee meeting of the Albany County Airport Authority:

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**Public Communications Committee Members:**

**Sari M. O'Connor, Chair**  
**Steven H. Heider, Member**  
**Kevin R. Hicks, Sr., Member**  
**Samuel A. Fresina, Ex Officio**

**ALBANY COUNTY AIRPORT AUTHORITY**

**PUBLIC COMMUNICATIONS COMMITTEE**

**MEETING NOTICE**

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**CIC Committee Members:**

**Sari M. O'Connor, Co-Chair**  
**Steven H. Heider, Co-Chair**  
**Kevin R. Hicks, Sr., Member**  
**Samuel A. Fresina, Ex Officio**

**ALBANY COUNTY AIRPORT AUTHORITY**  
**CIC COMMITTEE**  
**MEETING NOTICE**

Notice is hereby given of the following CIC Committee meeting of the Albany County Airport Authority:

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**ALBANY COUNTY AIRPORT AUTHORITY**  
**MEETING NOTICE**

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## Liz Charland

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**From:** Liz Charland  
**Sent:** Thursday, December 4, 2025 11:33 AM  
**To:** 'TU Legals'  
**Subject:** Account No. 061026000 - Pre-Approved - No Confirmation Required - Multiple Committee Meetings on Wednesday December 10, 2025 and Regular Meeting on Monday December 15, 2025

**Please publish the following Notices below one time as soon as possible. Let me know if you have any questions. Thank you. – Liz**

ALBANY COUNTY AIRPORT AUTHORITY  
FINANCE COMMITTEE  
MEETING NOTICE

Notice is hereby given of the following Finance Committee meeting of the Albany County Airport Authority:

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ALBANY COUNTY AIRPORT AUTHORITY  
PUBLIC COMMUNICATIONS COMMITTEE  
MEETING NOTICE

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ALBANY COUNTY AIRPORT AUTHORITY  
CIC COMMITTEE

## MEETING NOTICE

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## ALBANY COUNTY AIRPORT AUTHORITY MEETING NOTICE

Notice is hereby given of the following regular meeting of the Albany County Airport Authority:

The Albany County Airport Authority will hold its regularly scheduled meeting on Monday December 15, 2025 at 9:00 a.m. The meeting will be held in the Conference Room on the 3rd Floor located in the Main Terminal at the Albany International Airport, Albany, New York.

**AGENDA ITEM NO. 1**

**Approval of Minutes  
November 12, 2025**



**CIC Committee Approved  
12/10/2025**

**Minutes of the Capital Improvements Committee Meeting  
of the Albany County Airport Authority  
November 12, 2025**

Pursuant to notice duly given and posted, the Capital Improvements Committee meeting of the Albany County Airport Authority was called to order on November 12, 2025 at 12:30 p.m. 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 M. O'Connor, (Committee Co-Chair)  
Steven H. Heider, (Committee Co-Chair)  
Harold Iselin  
John-Raphael Pichardo  
Janet Thayer

**MEMBERS ABSENT**

Kevin R. Hicks (Committee Member)

**STAFF**

Peter F. Stuto, Chief Executive Officer  
John A. O'Donnell, Chief Operating Officer  
Christine Quinn, Airport Counsel  
Margaret Herrmann, Acting Chief Financial Officer  
Matt Hunter, Director of Communications  
Matthew Mokey, Airport Engineer  
John LaClair, Airport Engineer  
Kathy Greenwood, Director of Art & Culture  
Dave Montiverdi, Airport Planner  
Debbie Pasquini, Confidential Secretary  
Liz Charland, Administrative Services

**ATTENDEES**

None

Ms. O'Connor noted there was a quorum.

**1. Approval of Minutes**

Mr. Heider moved to approve the minutes of October 8, 2025 meeting. The motion was adopted unanimously.

**2. Terminal Expansion Project (Power Point Attached).**

Mr. Stuto provided an update on the Sensor Room DOT Tour.

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

- Project Status/Schedule
- Contracts
- Change Orders
- Project Communications

**3. Terminal A Concourse Project & Gate Expansion Updates (Power Point Attached).**

Mr. Mokey provided an update on the following:

- Project Status
- Project Plans

**4. Other Projects (Power Point Attached).**

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

- Terminal Elevator Replacement
- South Perimeter Road Update
- Car Rental Facility
- GA Apron Rehab.
- Traffic Signal Upgrade
- Fuel Farm Fire Suppression
- MALSR Lights
- Transformer Project
- External Panels to Finish Blast Wall Near New Gates

**5. Airport Planning Updates**

Mr. Montiverdi advised we did traffic studies with Capital Region Transportation Council "CRTA" and data was collected and is being processed and will be provided to the consultant for access planning.

**Ms. O'Connor made a motion to go into executive session to discuss:**

**ES-1 - Attorney-Client Privilege Matter Involving a Particular Corporation**

**There being no action taken and no further business, the meeting was adjourned at 12:55 p.m.**

**ALBANY COUNTY AIRPORT AUTHORITY**

**CAPITAL IMPROVEMENTS COMMITTEE  
AGENDA**

**November 12, 2025 @ 12:00 noon**

**1. Approval of Minutes: October 8, 2025**

**2. Terminal Expansion Project Updates:**

- **Project Status/Schedule**
- **Contracts**
- **Change Orders**
- **Project Communications**

**3. Terminal A Concourse Project & Gate Expansion Updates:**

- **Project Status**
- **Project Plans**

**4. Other Capital Project Updates:**

- **Terminal Elevator Replacement**
- **South Perimeter Road Update**
- **Car Rental Facility**
- **GA Apron Rehab.**
- **Traffic Signal Upgrade**
- **Fuel Farm Fire Suppression**
- **MALSR Lights**
- **Transformer Project**
- **External Panels to Finish Blast Wall Near New Gates**

**5. Airport Planning Updates**

**Executive Session:**

**ES-1 Matter Involving a Particular Corporation**

# CIC MEETING

12 PM | November 12, 2025



**ALB**  
**ALBANY**  
INTERNATIONAL AIRPORT

# MAIN TERMINAL EXPANSION

- Project Status
- Contracts
- Change Orders
- Project Communications



**ALB**

# MAIN TERMINAL EXPANSION

*Following Visit by NYS DOT Commissioner and State Lawmakers,  
ALB Opens Children's Play Area, Sensory Room, and Business Center*



# MAIN TERMINAL EXPANSION

## *Business Center*

ALB



# MAIN TERMINAL EXPANSION

## *Business Center*



ALB

# MAIN TERMINAL EXPANSION

## *Business Center*



**ALB**

# MAIN TERMINAL EXPANSION

## *Children's Play Area*

OPENING  
EXHIBITION

**ALB**



# MAIN TERMINAL EXPANSION

## *Children's Play Area*

ALB



# MAIN TERMINAL EXPANSION

## *Children's Play Area*

**ALB**



# MAIN TERMINAL EXPANSION

## *Sensory Room*

ALB



# MAIN TERMINAL EXPANSION

## *Sensory Room*

ALB



# MAIN TERMINAL EXPANSION

## *Sensory Room*

ALB



# MAIN TERMINAL EXPANSION

## *Sensory Room*

ALB



# MAIN TERMINAL EXPANSION

## *Departure Hall*

ALB



# MAIN TERMINAL EXPANSION

## *Departure Hall*



# MAIN TERMINAL EXPANSION

## *Departure Hall*

ALB



# MAIN TERMINAL EXPANSION

*Departure Hall*

**ALB**



# MAIN TERMINAL EXPANSION

## *Departure Hall*

ALB



# MAIN TERMINAL EXPANSION

## *Departure Hall*

**ALB**



# MAIN TERMINAL EXPANSION

## *Departure Hall*



# MAIN TERMINAL EXPANSION

## *Departure Hall*



**ALB**

# CONCOURSE A & GATE EXPANSION

- Project Status
- Project Plans

**ALB**



# CONCOURSE A & GATE EXPANSION

*Gates A3 & A4 Now Open*

**ALB**



# CONCOURSE A & GATE EXPANSION

*Gates A3 & A4 Now Open*

**ALB**



# CONCOURSE A & GATE EXPANSION

*Gates A3 & A4 Now Open*



**ALB**

# CONCOURSE A & GATE EXPANSION

*Gates A3 & A4 Now Open*

**ALB**



# CONCOURSE A & GATE EXPANSION

*Gates A3 & A4 Now Open*

**ALB**



## OTHER CAPITAL PROJECTS

- Terminal Elevator Replacement
- South Perimeter Road
- Car Rental Facility
- GA Apron Rehab
- Traffic Signal Update
- Fuel Farm Fire Suppression
- MALSR Lights
- Transformer Project

**ALB**



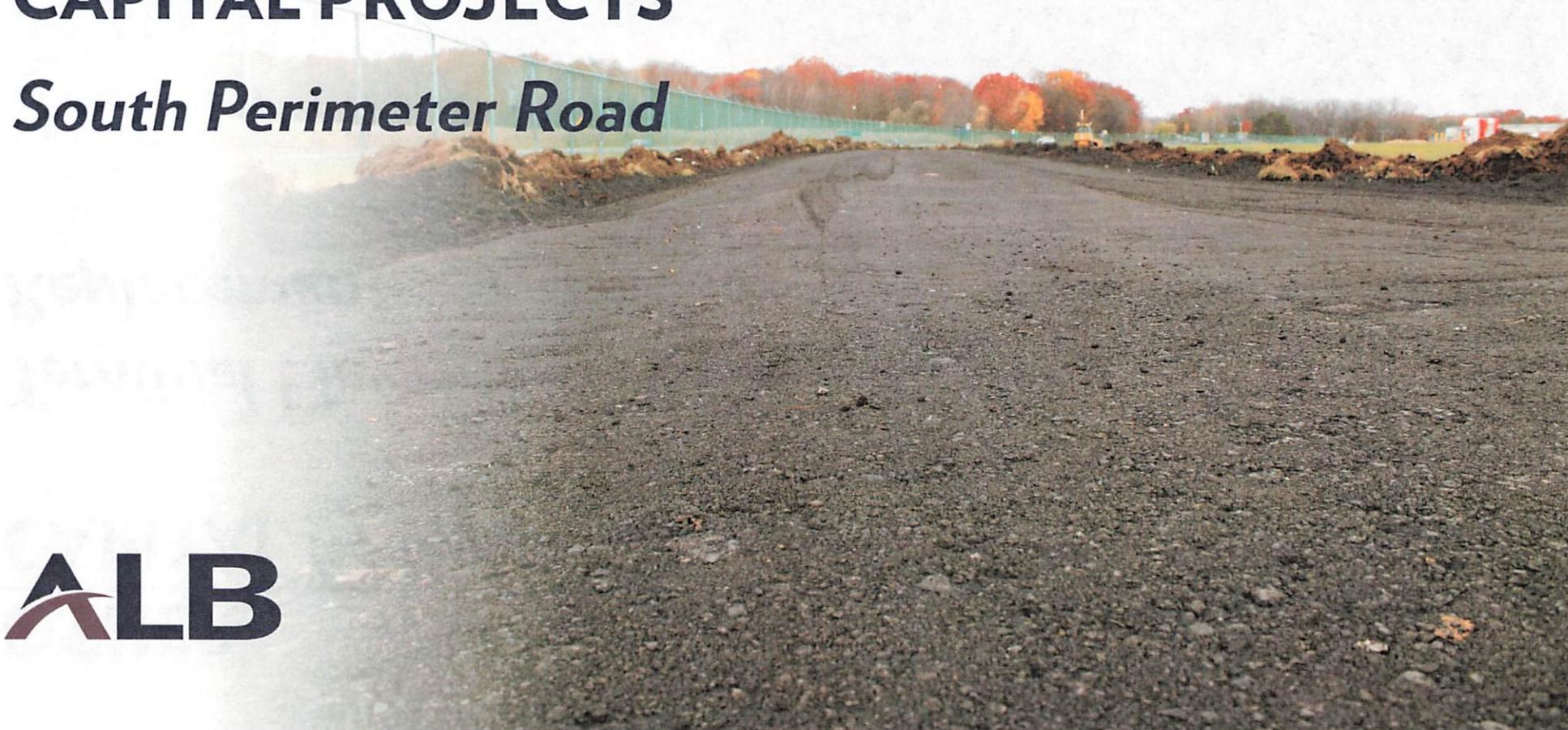
## OTHER CAPITAL PROJECTS

### *Terminal Elevator Replacement*



## OTHER CAPITAL PROJECTS

### *South Perimeter Road*



# OTHER CAPITAL PROJECTS

## *South Perimeter Road*

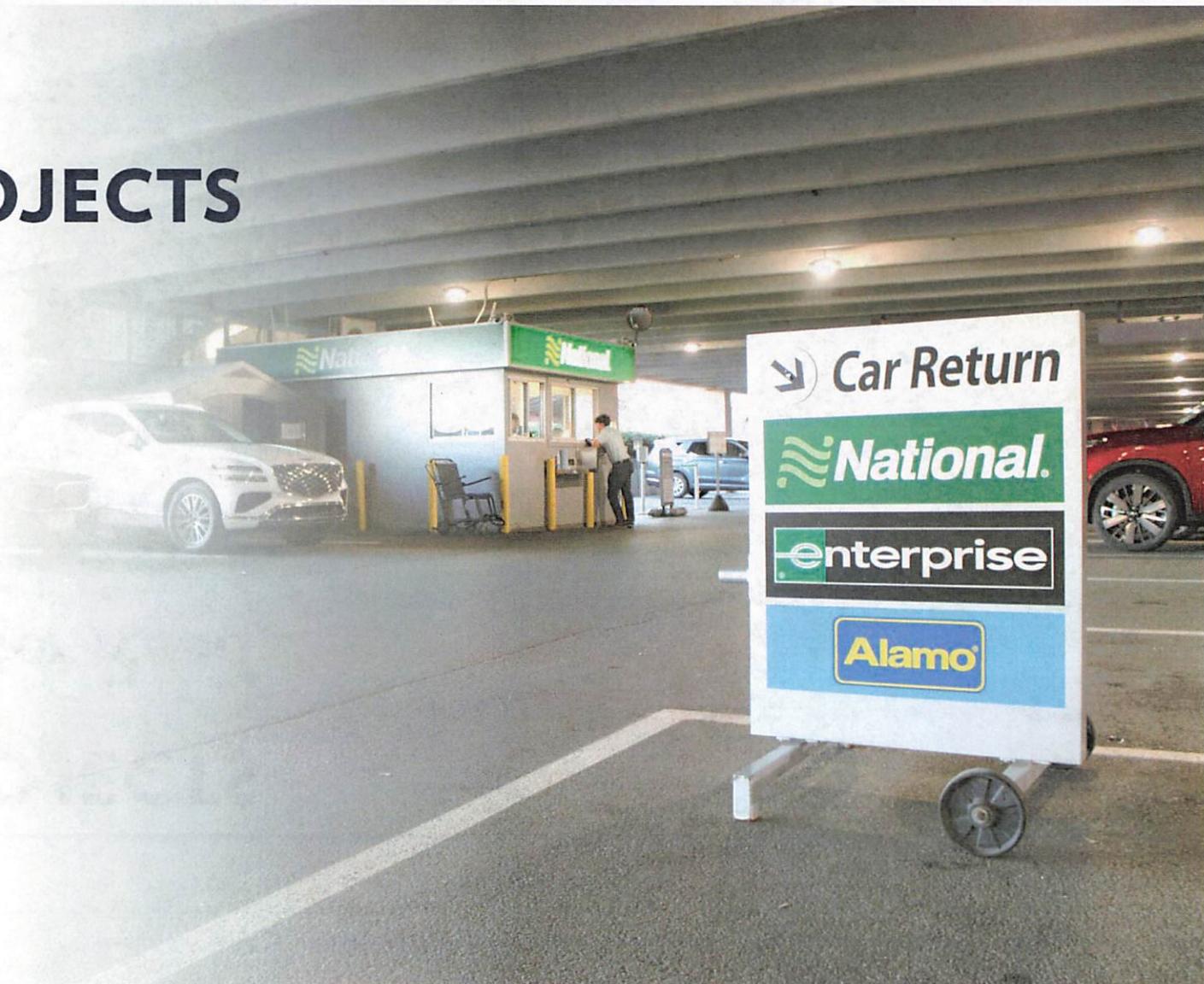
**ALB**



## OTHER CAPITAL PROJECTS

### *Car Rental Facility*

ALB



## OTHER CAPITAL PROJECTS

*General Aviation  
Apron Rehab*



## OTHER CAPITAL PROJECTS

*Traffic Signal  
Upgrade*

ALB

