

**PORT OF OSWEGO AUTHORITY**  
**Regular Monthly Board Meeting**  
**Wednesday, February 25, 2026**

**CALL TO ORDER:** Mrs. Cosemento called the meeting to order at approximately 4:40 PM.

**PRESENT:** Constance Cosemento - Vice Chairperson, Kathleen Macey, Jennifer LaPietra, James Metcalf, and Diane Zeller.

**PRESENT ON ZOOM:** Francis Enwright – Chairperson, participating via Zoom due to extraordinary circumstances.

**ALSO PRESENT:** Pat McMahon - Supervisor of Development & Maintenance, Debbie Godden - Accounting Manager, and Thomas Schneider - Interim Executive Director.

**APPROVAL OF MINUTES**

**Motion 02-25-2601:**

A motion was made by Ms. Zeller to approve the minutes of the January 12, 2026 Regular Monthly Meeting at 4:41 PM. Motion was seconded by Ms. Macey. Motion passed. 6-Aye, 0-Nay.

**ADMINISTRATIVE OPERATIONAL REPORT**

Mr. Schneider, Interim Executive Director, presented the Administrative Operational Report to the Board at 4:42 PM.

**Report Topics:**

Monthly operations update – January 2026

Update on projects:

- Monthly Activity Report (January 2026) of operations update from the Scales Office
  - The Port's three (3) current commodities that are transloaded and warehoused:
    - **aluminum**
    - **grain**
    - **potash**
- Not a lot of activity during this time period, the month of February – the St. Lawrence Seaway is closed, no vessels arrive.
- The Port has been working with the local aluminum plant being a back-up facility for them to house the large, recycled ingots (which weigh approximately 13-17 metric tons), or the ingots that came from the recycling and capping plants. The Port has the field and the piece of equipment to handle the large ingots.
- The other type of aluminum stored at the Port is called prime aluminum; there are not many plants or facilities that smelt and cast aluminum. Most of the prime aluminum that the Port receives is from Canada. One year ago, the Port was storing an abundance of prime aluminum; since that period, that prime aluminum has been moved out; as the supply of domestic prime became smaller, brokers did not want to incur a 50% increase (tariffs) to the cost. The supply of prime aluminum is nearly gone; there is some supplement coming in now from one of the brokers by rail (one railcar arrived today, and expecting 5 more railcars next week). There is not a lot of domestic prime left. If the local aluminum plant was operating at full capacity, there would be a struggle to attempt to get prime aluminum.

The local aluminum plant is staging their lots, things that they think that they will not be utilizing in the near future, they have been shipping and housing at the Port. That has been the primary source of the Port's transloading business (unloading, loading, and storing). The Port is primarily loading and unloading the 15-17 metric ton ingots that is seen on the property.

- Close contact and coordination with the local aluminum plant on their inventory, and how many of the ingots can be stored at the Port; the plant is working extraordinarily hard to begin operations again, with a full commitment to begin operations.
- Telephone call with counsel who had done the abstract of title search for the property just north of the Port's rail on the Fitzgibbons site, and it is complex. Pertaining to Customs and Border Patrol, the titles have been located, and they will be provided to them, the Port is unable to exhaust any more resources on it. There is a road, Dewitt Street, owned by the City of Oswego, there is also one private piece, and then there seems to be an unrecorded lease – lease hold estate created by the certain unrecorded 99-year lease agreement between Fitzgibbons Boiler Company and the New York Central Railroad Company dated August 28, 1939 which modified a year to four existing lease agreement dated May 27, 1926. The Port probably has that land in question as part of a 99-year lease; however, the Port cannot execute that lease where the Port must certify the ownership of the property because we cannot demonstrate ownership by title after search of the abstract. If Customs and Border Patrol want to work with the City of Oswego and the Port to go through the process of laying claim to the piece of property in question, they can expend the resources, the Port is unable to any longer. Will have a follow-up phone call; counsel will get a written narrative to the Port.
- Government Services Administration (GSA), 17 Lake Street Lease – still working on the lease. GSA requested a CAD drawing of the building; however, they cannot open the drawing because they are using an older version of CAD.
- FEMA Project – to the point where the funds were fully obligated, then that portion of FEMA shut down as part of the lack of funding for the Department of Homeland Security.
- Experiencing significant leaking of the Warehouse roof, which was built in 1963, due to deferred maintenance; will be speaking to insurance and will establish what the cause of loss is and what the scope of loss is, then see what the coverage and deductible is; will have to look strategically at what to do with the portion of the building that houses the offices, because the roof replacement will be greater than the worth of the building.

### **OPERATIONAL REPORT**

Mr. Patrick McMahon, Supervisor of Development & Maintenance, detailed the following:

- Update on Operations – Mr. Schneider covered all topics that needed to be discussed.
- Still Watch vessel – still at the Marina dock.
- St. Lawrence Seaway Locks – open on March 22, 2026.

## **ADMINISTRATIVE FINANCIAL REPORTS**

### **Motion 02-25-2602:**

A motion was made by Mr. Metcalf to accept January's financial reports as presented at 5:15 PM. Motion seconded by Ms. Macey. Motion passed. 6-Aye, 0-Nay.

#### **Primary Financial Reports**

Cash Position  
Balance Sheet  
Profit & Loss Statement

#### **Subsidiary Financial Reports**

Monthly Bills  
Accounts Payable  
Accounts Receivable  
Grants Receivable Summary  
Loan Summary  
Schedule of Assets  
Sales Report

Mr. Schneider and Mrs. Godden were available to answer questions regarding the financials that Board members may have.

Mr. Schneider explained that it is seen year over year the slowness of the month, the revenue from stevedoring is much larger and the loading and unloading revenue increase that is offset from the large slab aluminum has not covered the cost of repairs of primarily the vehicles that the Port operates; the deferred maintenance on equipment is significant (maintenance and repair costs have increased); also ILA labor costs are higher due to materials being handled/moved more times than normal. Losses can be attributed to lack of vessels, lack of corn season due to the wet Spring and dry summer of 2025; 2026 could be much better with the price of corn increasing and the amount of prime aluminum must return. In the meantime, the Port has become a valued partner of the local aluminum plant in working through their challenges.

**Chairman's Report:** No report.

Mr. Schneider explained that he included the New York State Authorities Budget Office Executive Session Quick Guide and Authorities Budget Office Appropriate Use of Executive Session. When the Authority Budget Office reviewed state authorities' meeting video and meeting minutes, they found inappropriate use of language or reasoning to enter Executive Sessions.

### **COMMITTEE REPORTS:**

**Executive Committee:** No meeting, no report per Mrs. Cosemento.

**Audit and Finance Committee:** No meeting, no report.

**Governance Committee:** No meeting, no report.

**Planning and Development Committee:** No meeting, no report per Ms. Macey.

**OLD BUSINESS**

None.

**NEW BUSINESS:**

Oswego Yacht Club Presentation.

Representatives from the Oswego Yacht Club, including Tom Doran, Debbie Doran, and Amanda Baker, discussed what they feel are opportunities and considerations to work with the Port of Oswego Authority. Tom Doran explained that where the Oswego Yacht Club is currently located, it is not on or near the water, and not sustainable for them as they are incurring a loss where they are located. The Oswego Yacht Club is considering some of the Port of Oswego Authority property on the west-side, and prioritized seven items to discuss, with high priority of leasing the Goble Marina.

**EXECUTIVE SESSION**

**Motion 02-25-2603:**

A motion was made by Ms. Zeller to move to Executive Session for discussion on budget issues, Executive Director position, property transactions, discussion of proposals at 5:36 PM. Motion seconded by Mr. Metcalf. Motion passed. 6-Aye, 0-Nay.

**Motion 02-25-2604:**

A motion was made by Mrs. Cosemento to resume the regular monthly meeting at 6:22 PM. Motion seconded by Ms. Zeller. Motion passed. 6-Aye, 0-Nay.

**AD HOC MOTIONS FROM EXECUTIVE SESSION**

**Motion 02-25-2605:**

A motion was made by Ms. LaPietra to convene a working committee between members of the Port of Oswego Authority and members of the Oswego Yacht Club to engage in a due diligence exercise to return to the full Board with a proposal for the Board to consider with the Oswego Yacht Club at 6:41 PM. Motion seconded by Mr. Metcalf. Motion passed. 5-Aye, 0-Nay, 1-Recused (Mr. Francis Enwright).

	<b><u>AYE</u></b>	<b><u>NAY</u></b>	<b><u>RECUSED</u></b>
Mr. Francis Enwright (on Zoom)			X
Ms. Constance Cosemento	X		
Ms. Jennifer LaPietra	X		
Mr. James Metcalf	X		
Ms. Diane Zeller	X		
Ms. Kathleen Macey	X		

Mr. Pat McMahon, Mr. Metcalf, and Ms. LaPietra will participate in the working group with the Oswego Yacht Club.

**Motion 02-25-2606:**

A motion was made by Ms. Zeller to approve the proposed budget for fiscal year 2025-2026 at 6:43 PM. Motion seconded by Ms. Macey. Motion passed. 6-Aye, 0-Nay.

	<u>AYE</u>	<u>NAY</u>	<u>RECUSED/ABSTAINED</u>
Mr. Francis Enwright (on Zoom)	X		
Ms. Constance Cosemento	X		
Ms. Jennifer LaPietra	X		
Mr. James Metcalf	X		
Ms. Diane Zeller	X		
Ms. Kathleen Macey	X		

**Motion 02-25-2607:**

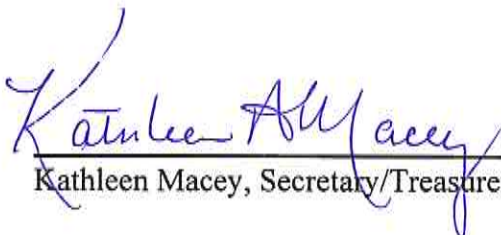
A motion was made by Ms. Zeller whereas the Selection Committee has reported that a candidate for the Executive Director has been selected, and whereas the Board has reviewed the contract, therefore the Board authorizes Ms. Macey and Mrs. Cosemento to enter into contract negotiations and execution on behalf of the Port of Oswego Authority Board with the selected candidate at 6:45 PM. Motion seconded by Ms. LaPietra. Motion passed. 5-Aye, 0-Nay, 1-Abstain (Mr. James Metcalf).

	<u>AYE</u>	<u>NAY</u>	<u>ABSTAINED</u>
Mr. Francis Enwright (on Zoom)	X		
Ms. Constance Cosemento	X		
Ms. Jennifer LaPietra	X		
Mr. James Metcalf			X
Ms. Diane Zeller	X		
Ms. Kathleen Macey	X		

**ADJOURNMENT**

**Motion 02-25-2608:**

A motion was made by Ms. Zeller to adjourn the regular monthly meeting at 6:46 PM. Motion seconded by Mr. Metcalf. Motion passed. 6-Aye, 0-Nay.

  
 Kathleen Macey, Secretary/Treasurer

  
 Constance Cosemento, Vice-Chairperson