

PORT OF OSWEGO AUTHORITY
Regular Monthly Board Meeting
Monday, December 8, 2025

CALL TO ORDER: Mr. Enwright called the meeting to order at approximately 4:38 PM.

PRESENT: Francis Enwright - Chairperson, Constance Cosemento - Vice Chairperson, Kathleen Macey, James Metcalf, Jennifer LaPietra, Diane Zeller, and Thomas Schneider - Interim Executive Director.

ALSO PRESENT: Pat McMahon - Supervisor of Development & Maintenance, Debbie Godden - Accounting Manager, and Kim Natoli - Port employee.

APPROVAL OF MINUTES

Motion 12-08-2501:

A motion was made by Ms. LaPietra to approve the minutes of the November 17, 2025 Regular Monthly Meeting at 4:40 PM. Motion was seconded by Mrs. Cosemento.

Ms. LaPietra inquired why members of the public are listed in the Minutes; Mr. Enwright thought it was part of the process of the Meeting. Ms. LaPietra didn't believe that it is appropriate to list members of the public. Ms. LaPietra amended the motion to accept the minutes with names of the public attending redacted and Mr. Metcalf also amended the motion to cease listing members of the public attending in the future. Motion passed. 6-Aye, 0-Nay.

ADMINISTRATIVE OPERATIONAL REPORT

Mr. Schneider, Interim Executive Director, presented the Administrative Operational Report to the Board at 4:41 PM.

Report Topics:

Monthly operations update – November 2025

Update on projects:

- The Port's three (3) current commodities that are transloaded and warehoused:
 - aluminum
 - grain
 - potash
- Aluminum – trends to be the same; the Port did receive a vessel on 11/22/2025 and the customer elected to move the product into the Foreign Trade Zone (FTZ). Having completed the process and getting it cleared prior to the vessel being docked was a good experience for the future.
- Agriculture – approximately 58 trucks have unloaded soybeans into the silo; the total amount of soybean is significantly decreased since last year due to unfavorable weather. The farmers who work with the Port's customer who leases the silo, did not have any product available for export.
- Potash – vessel will be coming to the Port on December 22nd or 23rd; it will fill Dome 3 and almost half in Dome 2 per Mr. McMahon. It is hopeful to test the vessel's boom capability of reaching the top of Dome 4 at that time.

- Custom & Border Patrol (CBP) Surveillance Tower – discussions began in previous meetings; the Port has its Counsel conducting a title search, which will establish a clear title. The proposed site is owned by the Port; however, verification must be done with an abstract of title.
- Paving Grant – working through a \$50,000.00 grant through the DOT to complete milling and paving work on the west-side pier, from the foot of West 1st Street to the H. Lee White Maritime Museum.
- Marinas – discussions on crane operation at the east-side marina.
- USGS at 17 Lake Street (Fish & Wildlife) – continuing resolution with the General Services Administration (GSA), requested a 3-month extension under the same terms and conditions as existed before while they continue to work through the request for lease proposal process.
- Grants – EDA grant issued in 2023, combined with a NYS DOT PFRAP grant that was put together in order to do two kinds of distinct but related projects. One is the conveyor to unload grain from the silo into a vessel, and the other is track extension past the silo and on the upper Fitzgibbons property to allow for more trains.
- Highway H2O Conference – attended November 18th – 20th in Toronto, Canada with Pat McMahon.

OPERATIONAL REPORT

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

- Update on Operations
 - Still Watch – still at the marina; there has been some small public interest in the vessel.
 - CSX Train Engine Derailment – occurred on 12/04/2025, possibly due to weather.

QUESTIONS AND DISCUSSIONS ON TOPICS FROM THE ADMINISTRATIVE OPERATIONAL REPORT

Mrs. Cosemento inquired if the City of Oswego was involved in the proposed tower site for CBP. Mr. Schneider stated not yet. Ms. Zeller asked if the state or the Governor's office was in favor of CBP request; Mr. Schneider stated they were aware. Mrs. Cosemento inquired if CBP ever researched placing a tower further east towards the nuclear plants. Mr. Schneider stated that the representatives they met with were looking for approximately 30 tower sites. CBP may be required to go through the State Environmental Quality Review (SEQA) process (which is only reserved for state entities). Ms. LaPietra offered and asked if another Board Member was able to attend the next monthly call with representatives from the Governor's office.

Mr. Schneider and Mr. Enwright had a conversation with engineers at C&S Engineers, Inc., who completed a report with options on replacing the east-side marina's gantry crane, which loads and unloads boats. Mr. Enwright stressed that safety is the biggest concern with Port's personnel and with the current crane's capabilities; the current crane is nearing the end of its useful life. Board members spoke at length about future planning and feasibility for the marina. Mr. Metcalf stated that there has to be a vision for the marina that is tempered by which makes more, the business of the Port or the marina and if millions of dollars are spent on the marina when it should be spending it in a different place also has to be explored; it couldn't be just a marina plan but an overall plan.

Ms. LaPietra inquired about any other leases that are expiring soon. Mr. Schneider will shift his focus to property management side, and list all the Port's tenants, what the expenses are, what the terms are,

what the renewals are, how long the period would be for any action prior to expiration, and prices per square footage; a report will be generated prior to the next meeting.

ADMINISTRATIVE FINANCIAL REPORTS

Motion 12-08-2502:

A motion was made by Mrs. Cosemento to accept November's financial reports as presented at 5:50 PM. Motion seconded by Ms. Macey. Motion passed. 5-Aye, 0-Nay, 1-Abstain.

Primary Financial Reports

- Cash Position
- Balance Sheet
- Profit & Loss Statement
- Marina 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. The general trend is that the revenue is a little higher than the prior period. Expenses are higher than that higher revenue; labor, prepared maintenance that is long overdue, and ILA pension are some of the reasons.

Ms. LaPietra inquired about the bonded warehouse process (a bonded warehouse is a secure facility inside the U.S. territory, approved by Customs where imported goods can be stored, manipulated, or manufactured without immediately paying duties or taxes, allowing businesses to defer payments until goods leave the warehouse, improving cash flow, or even avoid duties if re-exported). The Port has a Foreign Trade Zone (FTZ, which is a designated, secure area in the U.S. (often near ports) treated as outside U.S. customs territory, allowing goods to be stored, manipulated, manufactured, or re-exported without immediate customs duties, which boosts U.S. competitiveness by deferring or eliminating tariffs on imported components and finished goods, with activities overseen by U.S. Customs and Border Protection (CBP). The main difference between the two is FTZs treat goods as foreign until entering commerce, allowing complex value-added activities, whereas bonded warehouses are for duty deferral with simpler operations, acting as a customs pause. The entirety of the Port's property site is designated as a FTZ and a bonded warehouse cannot be placed in a FTZ. The only activated portion and boundary the Port has is the 55,000 square foot warehouse; there is a way that the Port can redefine what the FTZ is in terms of a boundary map. Ms. LaPietra made note that only half of the warehouse (the north end) is actually the activated FTZ and that the other half of the warehouse could potentially be a bonded warehouse; she wanted clarification on the rules of where a bonded warehouse could be on the property. Mrs. Godden explained that the Port could expand the FTZ by activating another space if it is already within the boundaries. It could be done quickly and easily versus if a boundary modification requires more work and time. Mr. Schneider indicated that he received

conflicting viewpoints from Customs and the Port's advisor/customer's broker relative to can a bonded warehouse sit within a FTZ zone and the demand dissipated.

Chairman's Report: No report; will be leaving for Florida the first week in January.

COMMITTEE REPORTS:

Executive Committee: No meeting, no report per Mrs. Cosemento. Mrs. Cosemento commented that Ms. LaPietra will remain on the Board until replaced. Mrs. Cosemento also contacted New York State Senator Christopher Ryan, who will be working to get the Board's new appointments moved up in the State's legislature.

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:

EXECUTIVE SESSION

Motion 12-08-2503:

A motion was made by Ms. Zeller to move to Executive Session for discussion on personnel issues at 5:54 PM. Motion seconded by Ms. Macey. Motion passed. 6-Aye, 0-Nay.

Ms. Macey left the meeting at 6:25 PM.

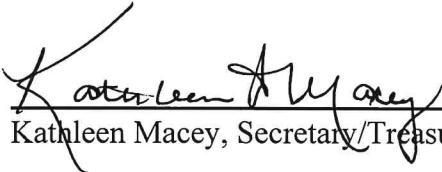
Motion 12-08-2504:

A motion was made by Mr. Metcalf to resume the regular monthly meeting at 6:30 PM. Motion seconded by Ms. Zeller. Motion passed. 5-Aye, 0-Nay.

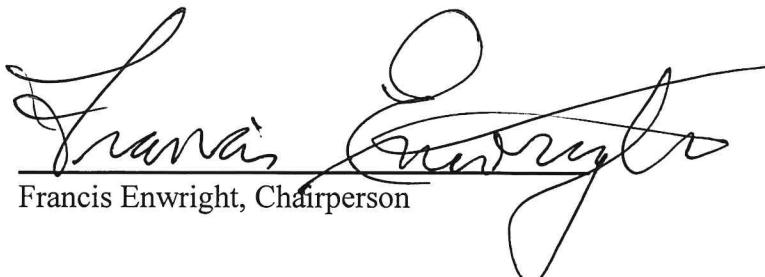
ADJOURNMENT

Motion 12-08-2505:

A motion was made by Ms. Zeller to adjourn the regular monthly meeting at 6:31 PM. Motion seconded by Mr. Metcalf. Motion passed. 5-Aye, 0-Nay.



Kathleen Macey, Secretary/Treasurer



Francis Enwright, Chairperson