1. Attendees

Brian Stewart  Cambridge Systematics, Inc.
Elizabeth Staubach  Town of Bethlehem
Jeff Gritsavage  New York State Canal Corporation
Jeff Wojtowicz  Rensselaer Polytechnic Institute
Joseph Stahl  NYS Thruway Authority
Louis Esposito  Owner Operator Independent Drivers Association/Town of Princetown
Mike Izdebski  General Electric
Pete Bardunia  The Chamber of Southern Saratoga County
Robyn Marquis  NYSERDA (via phone)
Scott Roth  RLF Industrial Real Estate
Tony Vasil  Port of Albany
Glenn Posca  Capital District Transportation Committee
Jacob Beeman  Capital District Transportation Committee
Michael Franchini  Capital District Transportation Committee
Chris Bauer  Capital District Transportation Committee

2. Presentation – Area 3 Halfmoon Industrial Complex

Pete Bardunias, President and CEO of The Chamber of Southern Saratoga, gave a presentation about the Area 3 Halfmoon Industrial Complex. Pete began the presentation by describing the location and nature of the property. The Area 3 Industrial Complex consists of several undeveloped industrial-zoned properties located along the west shore of the Hudson River in the Town of Halfmoon. The properties are divided into a 345 acre north portion and a 53 acre south portion. The developer is currently planning to include an 87 acre buffer area along the north-west boundary of the property.
Pete described the challenges they have faced as the project has progressed, and highlighted the financial supporters. Pete also informed the committee of a potential tenant, Enerkem, a Canadian company that converts municipal solid waste into industrial chemicals. The committee had a lengthy conversation about the potential challenges and benefits of having a facility of this type located in the region.

Pete highlighted Area 3’s excellent multi-modal access, with connections to railways, highways, and waterways. He also gave some examples of the types of businesses and industries that could utilize the site(s).

For more information about the Area 3 Industrial Complex, please see the attached presentation.

3. Update – Freight Model Ordinance and Best Practices Development: Survey

CDTC staff gave an update on the development of the freight-related local model ordinance development project. Jacob Beeman described a short survey distributed to all regional municipalities, to assess their current freight-related land use controls and future needs.

Jacob said the survey was sent via email on February 10th, and so far has received 15 total respondents, representing all 4 counties in CDTC’s region. He said the key issues identified so far include congestion and traffic safety related to freight traffic, and freight through traffic. Jacob noted the majority of municipalities do not have existing policies intended to influence freight traffic in any way. Chris Bauer said the survey would remain online for a few more weeks in hopes of getting more responses.

CDTC staff will continue to update progress on the project at future Freight Advisory Committee meetings.

4. Update – Freight Reliability Performance Measure

Chris Bauer gave a brief update on the upcoming freight system performance measures, a new federal requirement. Chris reminded the committee of some key dates for MPO adoption of the performance measure targets:

1. May 20, 2018: State DOTs must establish 2-and 4-year targets (start of MPO 180 days)
2. May 30, 2018: CDTC Freight Advisory Committee (rescheduled to accommodate target setting dates)
3. June 6 or August 1, 2018: CDTC Planning Committee
5. November 16, 2018: CDTC must either support the State target or establish own quantifiable 4-year targets
A large amount of travel time data (i.e. NPMRDS data) has become available to MPOs. Chris demonstrated some other potential uses of the data, by displaying a graph of travel times in the vicinity of the Rexford Bridge project, before and after construction.

For more information, please see the attached PowerPoint presentation and handout.

5. Update - NYS Freight Plan

There were no NYSDOT representatives at the meeting; therefore there was no update on the status of the NYS Freight Plan.

5. Discussion – Member Items

The committee has a discussion about the implications of the new Electronic Logging Device (ELD) mandate for trucks. The committee has concerns about the effects of the mandate on equipment costs, shipping costs, attracting new drivers, and driver retention.

6. Action Items/Next Meeting

Remaining 2018 Freight Advisory Committee Meeting Dates:

- May 30* (date adjusted to accommodate performance measure target setting)
- August 15 (Tour, location TBD)
- November 14* (date adjusted to avoid Thanksgiving holiday week)

All meetings will begin at 9:00 AM unless otherwise specified. The meeting was adjourned at approximately 10:30 AM.
Today's Agenda

1. Welcome and Introductions
2. Presentation
   – Area 3 Halfmoon Industrial Complex (Pete Bardunias, President and CEO, Chamber of Southern Saratoga County)
3. Update
   – Freight Model Ordinance and Best Practices Development: Survey (Jacob Beeman, Chris Bauer, CDTC)
4. Update
   – Freight Reliability Performance Measure (Chris Bauer, CDTC)
5. Update
   – NYS Freight Plan (Dave Rosenberg, NYSDOT or rep.)
6. Discussion
   – Member Items
7. Action Items/Next Meeting
   • 2018 Meeting Dates: May 30*, August 15 (Tour, location TBD), and November 14*
8. Adjourn
Today’s Agenda

1. Welcome and Introductions

2. Presentation – Area 3 Halfmoon Industrial Complex (Pete Bardunias, President and CEO, Chamber of Southern Saratoga County)

3. Update – Freight Model Ordinance and Best Practices Development: Survey (Jacob Beeman, Chris Bauer, CDTC)

4. Update – Freight Reliability Performance Measure (Chris Bauer, CDTC)

5. Update – NYS Freight Plan (Dave Rosenberg, NYSDOT or rep.)

6. Discussion – Member Items

7. Action Items/Next Meeting
   - 2018 Meeting Dates: May 30*, August 15 (Tour, location TBD), and November 14*

8. Adjourn
Southern Saratoga County

AREA 3

Halfmoon Industrial Complex

Feb 21, 2018

Photo courtesy of: Roger Rosenbaum Brand-News-Team
A Town In Transition
Combining Available Properties

345 acres (north portion)

53 acres (south portion)

Zoning to be 21st Century Heavy Industry

87 acre Linear park To be adjacent
Property challenges:

(1) Considerable wetlands
(2) Available space for mfg
(3) Owner support for proj

LA Group/SCPP released “Fatal Flaws Analysis” Study

Financial support:

$4,000.00 / Town of Halfmoon / Kevin Tollisen, Supervisor
$1,000.00 / Chamber of Southern Saratoga County / Pete Bardunias, President/CEO
$1,000.00 / Saratoga County Prosperity Partnership / Marty Vanags, President
$1,000.00 / RLF Realty, Albany, Robert L. Freedman & Scott Roth: Brokers
$4,160.00 / Grassi Family, Landowner (includes 87 acre buffer)
$2,400.00 / Trudeau Family, Landowner, Applied Label
$1,440.00 / Fronczek Family, Landowner, Allco, LLC
$2,200.00 / CJ and JJ Realty, Inc., Landowner, Ed & Chris Abele
$200.00 / Mark DePaul, Landowner (5 acres, zoned M-1 adj to Trudeau property, south side)

Total collected from project partners: $17,400.00

National Grid Grant reimbursed 50 percent – through the SCPP
**Potential Purchaser: Enerkem**  [www.enerkem.com](http://www.enerkem.com)

Canadian company, converts Municipal Solid Waste (MSW) to Usable chemicals (methanol, ethanol, dimethyl ether, gas for Turbine power, and more

First to make a profitable use of a patented, exothermic Reaction process (doesn’t need a heat source once started, Much more efficient, cost effective, environmentally friendly)

Lowest Carbon Intensity rating ever from the British Columbia government (-55gCO2e/MJ) (gasoline +88 gCO2e/MJ) (1MJ = force of a 1 ton vehicle moving 151km/h)

Established in Canada (Edmonton, Montreal), building in Rotterdam (Netherlands), first US plant to be in either Halfmoon or Minneapolis (whichever gets built first!), recent contract for 100 plants in China (!)

David McConnell, Vice President of Business Development, Has made multiple site visits, Area 3 is perfect site for development for an Enerkem facility.
Potential Project Significance

The largest economic development project south of Exit 12 since GLOBALFOUNDRIES

First Champlain Canal shipment From Montreal In a generation

Use of Waterways To/from Port of Albany, Rensselaer, Schenectady

Use of Rail Spur to Move product throughout North America

Integrate with Paper mill waste stream

Recycle farm plastic

Construction:
$200-500 million investment
600-700 temporary (construction) jobs

Permanent:
$90 million/year into local community
105 permanent jobs

3-3.5 year lead time to start up (2 year permitting process)

Eliminate increases In area Landfill size

Use of Waterways
To/from Port of Albany, Rensselaer, Schenectady
Potential Co-Locators Can Push Project Far Higher In Value

GLOBALFOUNDRIES, GE, Cascades & Momentive common suppliers

Anaerobic Digester

New bulk product producers (utilize rail, canal)

Other area companies can use rail, canal facilities

Solar Sal Factory
If not Enerkem, then what?????

GLOBALFOUNDRIES, GE, Cascades & Momentive common suppliers

- Recycling
- MSW-to-energy/chemicals
- Steel fabrication
- Marine manufacturing
- Intermodal storage facility
- Other?????

New bulk product producers (utilize rail, canal)

Other area companies can use rail, canal facilities

Solar Sal Factory
Freight Ordinance Survey

• Survey was sent out February 10th

• 15 total respondents to the survey to date

• Received responses from municipalities within each of the four counties in our region
Survey Trends

- Key issues identified:
  - Congestion and Traffic Safety related to freight traffic
  - Freight through traffic

- Majority of municipalities do not have existing policies intended to influence freight traffic in any way
Freight Reliability Performance Measure

Key Dates - MPO Adoption (CDTC)

1. May 20, 2018: State DOTs must establish 2-and 4-year targets (start of MPO 180 days)

2. May 30, 2018: CDTC Freight Advisory Committee
   • Revised date to accommodate schedule

3. June 6 or August 1, 2018: CDTC Planning Committee


5. November 16, 2018: CDTC must either support the State target or establish own quantifiable 4-year targets
Weekday Travel Times, PM Peak Period
Balltown Road northbound from River Road to Aqueduct Road
February 1, 2017 to December 31, 2017

From about 15 to 22 minutes travel time before the new Rexford Bridge opened to about 3 minutes after the new Rexford Bridge opened. The new Rexford Bridge opened at the end of July.

Source: NPMRDS Data

Capital District Transportation Committee
February 8, 2018