

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Governance Information (Authority-Related)

Question	Response	URL (if Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	https://www.advancealbanycounty.com/about/acphla-documents/
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	https://www.advancealbanycounty.com/about/acphla-documents/
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	Yes	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	https://www.advancealbanycounty.com/about/acphla-documents/
6. Are any Authority staff also employed by another government agency?	Yes	Albany County
7. Has the Authority posted their mission statement to their website?	Yes	https://www.advancealbanycounty.com/about/acphla-documents/
8. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
9. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL.		https://www.advancealbanycounty.com/about/acphla-documents/

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
Status: CERTIFIED
Certified Date: 03/31/2025

Governance Information (Board-Related)

Question	Response	URL (If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):	Yes	https://www.advancealbanycounty.com/about/acphila-documents/
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year	Yes	https://www.advancealbanycounty.com/about/acphila-documents/
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	https://www.advancealbanycounty.com/about/acphila-documents/
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	https://www.advancealbanycounty.com/about/acphila-documents/
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?	Yes	N/A
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	Yes	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	N/A



Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Board of Directors Listing

Name	Higgins, Jasmine	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	8/16/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	

Name	Mazza, Dominic	Nominated By	Local
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Local	Confirmed by Senate?	No
Term Start Date	8/16/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Name	Melendez, Danielle	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	8/29/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Nigro, John	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	8/16/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Name	Paulino, Alejandra	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	8/16/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Reginelli, Sarah	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	8/16/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	Yes
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	Yes
Designee Name		Ex-Officio	



Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Name	Walsh, Alison	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	No
Term Start Date	8/16/2024	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	12/31/2028	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Staff Listing

Name	Title	Group	Department/ Subsidiary	Union Name	Bargainin g Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the individual	Overtime paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the Authority	If yes, Is the payment made by State or local government
O'Connor, Kevin	Chief Executive Officer	Executive				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes
Paulsen, Sara	Executive Assistant	Administrative and Clerical				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Thompson, Amy	Chief Financial Officer	Executive				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No
Turek, Dylan	Senior VP of Developmental	Professional				PT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	No

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Benefit Information

During the fiscal year, did the Authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the Authority after those individuals left the Authority? No

Board Members

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
Higgins, Jasmine	Board of Directors												X	
Mazza, Dominic	Board of Directors												X	
Melendez, Danielle	Board of Directors												X	
Nigro, John	Board of Directors												X	
Paulino, Alejandra	Board of Directors												X	
Reginelli, Sarah	Board of Directors												X	
Walsh, Alison	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment for Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these Benefits	Other
------	-------	-------------------	--------------------------	------------------	-------------------------------	----------------	------	----------------	-------------------	------------------------------------	--------------------	-----------------------	------------------------	-------

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

<u>Name of Subsidiary/Component Unit</u>	Status
---	---------------

Request Subsidiary/Component Unit Change

<u>Name of Subsidiary/Component Unit</u>	Status	Requested Changes
---	---------------	--------------------------

Request Add Subsidiaries/Component Units

<u>Name of Subsidiary/Component Unit</u>	Establishment Date	Purpose of Subsidiary/Component Unit
---	---------------------------	---

Request Delete Subsidiaries/Component Units

<u>Name of Subsidiary/Component Unit</u>	Termination Date	Reason for Termination	Proof of Termination Document Name
---	-------------------------	-------------------------------	---



Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Summary Financial Information
SUMMARY STATEMENT OF NET ASSETS

			Amount
Assets			
Current Assets			
	Cash and cash equivalents		\$0.00
	Investments		\$0.00
	Receivables, net		\$0.00
	Other assets		\$0.00
	Total current assets		\$0.00
Noncurrent Assets			
	Restricted cash and investments		\$0.00
	Long-term receivables, net		\$0.00
	Other assets		\$0.00
	Capital Assets		
		Land and other nondepreciable property	\$0.00
		Buildings and equipment	\$0.00
		Infrastructure	\$0.00
		Accumulated depreciation	\$0.00
		Net Capital Assets	\$0.00
	Total noncurrent assets		\$0.00
Total assets			\$0.00
Liabilities			
Current Liabilities			
	Accounts payable		\$207,603.00
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Accrued liabilities		\$0.00
	Deferred revenues		\$0.00
	Bonds and notes payable		\$0.00
	Other long-term obligations due within one year		\$0.00
	Total current liabilities		\$207,603.00
Noncurrent Liabilities			
	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00



Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Total liabilities			\$207,603.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		(\$207,603.00)
	Total net assets		(\$207,603.00)

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

	Amount
Operating Revenues	
Charges for services	\$0.00
Rental and financing income	\$0.00
Other operating revenues	\$0.00
Total operating revenue	\$0.00
Operating Expenses	
Salaries and wages	\$0.00
Other employee benefits	\$0.00
Professional services contracts	\$197,991.00
Supplies and materials	\$0.00
Depreciation and amortization	\$0.00
Other operating expenses	\$9,612.00
Total operating expenses	\$207,603.00
	(\$207,603.00)
Operating income (loss)	
Nonoperating Revenues	
Investment earnings	\$0.00
State subsidies/grants	\$0.00
Federal subsidies/grants	\$0.00
Municipal subsidies/grants	\$0.00
Public authority subsidies	\$0.00
Other nonoperating revenues	\$0.00
Total nonoperating revenue	\$0.00
Nonoperating Expenses	
Interest and other financing charges	\$0.00
Subsidies to other public authorities	\$0.00
Grants and donations	\$0.00
Other nonoperating expenses	\$0.00
Total nonoperating expenses	\$0.00
Income (loss) before contributions	(\$207,603.00)
Capital contributions	
	\$0.00



Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
Status: CERTIFIED
Certified Date: 03/31/2025

Change in net assets					(\$207,603.00)
Net assets (deficit) beginning of year					\$0.00
Other net assets changes					\$0.00
Net assets (deficit) at end of year					(\$207,603.00)

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Current Debt

Question	Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?
2.	If yes, has the Authority issued any debt during the reporting period?

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Schedule of Authority Debt

Type of Debt		Statutory Authorization Amount (\$)	Begin Amount Total (\$)	New Debt Issuance (\$)	Amount Retired (\$)	End Amount Total (\$)
State Obligation	State Guaranteed					
State Obligation	State Supported					
State Obligation	State Contingent Obligation					
State Obligation	State Moral Obligation					
Other State-Funded	Other State-Funded					
Authority Debt - General Obligation	Authority Debt - General Obligation					
Authority Debt - Revenue	Authority Debt - Revenue					
Authority Debt - Other	Authority Debt - Other					
Conduit	Conduit Debt					
Conduit	Conduit Debt - Pilot Increment Financing					
TOTALS						



Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
Status: CERTIFIED
Certified Date: 03/31/2025

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.



Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
Status: CERTIFIED
Certified Date: 03/31/2025

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
 Status: CERTIFIED
 Certified Date: 03/31/2025

Property Documents

Question	Response	URL (if Applicable)
1. In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	Yes	https://www.advancealbanycounty.com/about/acphla-documents/
2. Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	https://www.advancealbanycounty.com/about/acphla-documents/
3. In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A



Annual Report for Albany County Pine Hills Land Authority

Fiscal Year Ending: 12/31/2024

Run Date: 03/31/2025
Status: CERTIFIED
Certified Date: 03/31/2025

Additional Comments