



Albany County Pine Hills Land Authority **Meeting Minutes – 1/9/2025**

A Regular and the Annual Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board was held on Thursday, January 9, 2025, at 10:15am at 111 Washington Ave, Albany, NY. Members of the public were able to attend the meetings by attending in person; additionally, the Meeting was live streamed via the internet.

The following Members were present at, and participated in the meeting:

John Nigro, Vice-Chairman, Alison Walsh, Secretary, Sarah Reginelli, Treasurer, Jasmine Higgins, Member, Dannielle Melendez, Asst. Secretary, and Alejandra Paulino, Asst. Treasurer

Excused Members:

- Dominic Mazza, Chairman

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompson, CFO
- Dylan Turek, Sr. VP of Development
- Antionette Hedge, Economic Development Coordinator
- Sara Paulsen, Executive Assistant

Also present:

- Thomas Owens, Esq.
- A. Joseph Scott, Esq.
- David Reilly, Albany County Commissioner of Division of Management & Budget

Guests:

- Geoff Redick, Baker Public Relations
- John Wallner, Pine Hills Neighborhood Association
- Jeff Cohen, Piper Sandler
- Eric Golynsky, Piper Sandler

Mr. Nigro called the meeting to order at 10:15am.

1. The first order of business, Mr. Nigro made a roll call and confirmed there was quorum.
2. The next order of business was the Approval of Minutes from December 23, 2024. The

Minutes were approved pursuant to a unanimous vote.

3. The next order of business was the Governance Committee Report. Ms. Higgins and Mr. Owens presented three (3) Resolutions, all of which were unanimously recommended by the Governance Committee to be passed by the Board.
 - a. Resolution 2025-01-01 related to the appointment of Board Officers. On a motion made by Ms. Higgins to appoint 2025 Board Officers, seconded by Ms. Walsh, Resolution 2025-01-01 was approved pursuant to a unanimous vote.
 - b. Resolution 2025-01-02 related to the review and approval of certain Authority policies. After a motion made by Ms. Higgins to review and approve certain Authority policies, seconded by Ms. Melendez, Resolution 2025-01-02 was approved pursuant to a unanimous vote.
 - c. Resolution 2025-01-03 related to the adopt a “Mission Statement and Performance Goals”. After a motion made by Ms. Higgins (as the statement was modified during Board discussion), seconded by Ms. Walsh, Resolution 2025-01-03 was approved pursuant to a unanimous vote.
4. The next order of business was the CFO Report. Mr. Thompson presented an update on instructions from the Authority Budget Office (ABO) on when the Authority shall start reporting in the PARIS reporting system. Next, Ms. Thompson presented an update on the Operating Budget. Mr. Thompson introduced Kevin Testo from Bonadio Group. Mr. Testo presented an overview for audit services being proposed for the Authority. Mr. Testo answered questions on the proposal for independent auditing services. After a motion made by Ms. Reginelli to adopt Resolution 2025-01-04, seconded by Ms. Higgins, Resolution 2025-01-04 was approved pursuant to a unanimous vote.
5. The next order of business was the CEO Report. Mr. O’Connor introduced guests in attendance and provided an update on the Bond Underwriting RPF. Piper Sandler had been selected at the 12/23 Board meeting as the underwriter for the transaction. Mr. Cohen and Mr. Golynsky presented their overview of a compressed timeline and process. Their goal will be to get the proceeds from the bond market in a manner to be able to execute the purchase and sale agreement.

Mr. O’Connor introduced Mr. Turek to provide an update on the Campus Real Estate Closing. He reported they will try to close in March, and they are continuing to have meetings with officials from CSR, including the preparation of an inventory of CSR items. The Board asked to schedule a tour in the future to view the properties in person.
6. The next order of business was Other Business. None.
7. The next order of business was Executive Session. A motion made by Ms. Reginelli to end the regular Board Meeting and enter Executive Session for the purposes of (i) discussing the potential disposition of real estate which the publicity of such discussion would substantially affect the status thereof (CSR properties); and (ii) for the Board to seek and receive legal advice from the Authority’s counsel, seconded by Ms. Melendez

and approved pursuant to a unanimous vote at 11:09am. The Board exited Executive Session and returned to the regular Board Meeting at 11:45am. No action was taken in the Executive Session.

8. After a motion made by Ms. Higgins to adjourn, seconded by Ms. Walsh, the meeting adjourned with unanimous consent of all Board Members at 11:45am.