



Albany County Pine Hills Land Authority Meeting Minutes – 3/5/2024

A Regular Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board was held on Wednesday, March 5, 2025, at 9:40 am at 420 Western Ave, Albany, New York 12203. 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, Dannielle Melendez, Asst. Secretary, and Alejandra Paulino, Asst. Treasurer

Excused Members:

- Dominic Mazza, Chairman
- Jasmine Higgins, Member

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. (video)
- David Reilly, Albany County Commissioner of Division of Management & Budget
- Paul Goldman, Esq.
- Harold Islin, (video)

Guests:

- Eric Golynsky, Piper Sandler
- Geoff Reddick, Baker Public Relations
- John Wallner, Pine Hills Neighborhood

Mr. Nigro called the meeting to order at 9:40 am.

1. 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 February 13, 2025. The Minutes were approved pursuant to a unanimous vote.



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3. The next order of business was the CFO Report. None
4. The next order of business was the CEO Report. None
5. The next order of business was St. Rose Project. Mr. Owens and Mr. Scott presented three Resolutions.
 - a. Mr. Owens presented a SERQ Resolution with respect to the the St. Rose Project.. Following the presentation and discussion, on a motion was made by Ms. Reginelli to Resolution 2025-03-01, seconded by Ms. Walsh, and Resolution 2025-03-01 was approved pursuant to a unanimous vote.
 - b. Mr. Scott presented a Bond Resolution authorizing the issuance and sale by ACPHLA of its appropriation revenue bond. Following the presentation and discussion, on a motion was made by Ms. Paulino to Resolution 2025-03-02, seconded by Ms. Melendez, and Resolution 2025-03-02 was approved pursuant to a unanimous vote.
 - c. Mr. Owens presented a Post Real Estate Closing Actions Resolution. Following the presentation and discussion, on a motion was made by Ms. Walsh to Resolution 2025-03-03, seconded by Ms. Reginelli, and Resolution 2025-03-03 was approved pursuant to a unanimous vote.
6. 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 when the publicity of such discussion would substantially affect the value 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 9:59am. The Board exited Executive Session on a motion made by Ms. Melendez, seconded by Ms. Walsh and unanimously approved and returned to the regular Board Meeting at 10:52 pm. No action was taken in the Executive Session.
7. After a motion made by Ms. Reginelli to adjourn, seconded by Ms. Melendez, the meeting adjourned with unanimous consent of all Board Members.