



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 10/9/2025

A Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, October 9, 2025, at 10:15 am at 1009 Madison Avenue, Albany, NY 12208. 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:

Dominic Mazza, Chair; Alison Walsh, Secretary; Sarah Reginelli, Treasurer; Alejandra Paulino, Member; Dannielle Melendez, Member; Jasmine Higgins, Member

Excused Members:

- John Nigro, Vice-Chair

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompon, CFO
- Dylan Turek, Senior VP of Development
- Sara Paulsen, Executive Assistant
- Antionette Dukes-Hedge, Economic Development Coordinator
- Joseph Galea, Director of Facility Operations

Also present:

- Thomas Owens, Esq.
- A Joseph Scott, Esq.
- Paul Goldman, Esq.
- Susan Rizzo, Albany County Comptroller
- Sia Googas, Counsel to the Albany County Executive

Guests:

- Matthew Smullen, CPL
- Richard Henry, CPL
- Margaret Irwin, River Street Planning & Development
- Geoff Redick, Baker Public Relations
- John Wallner, Pine Hills Resident
- Michael Ofiesh, Pine Hills Neighborhood Association
- Ken Louzier, City of Albany Neighborhood Specialist
- Margaret Skinner, Pine Hills Neighborhood Association
- Steve Hughes, Times Union
- Virginia Hamer, Pine Hills Neighborhood Association
- Ken Stier, Pine Hills Resident



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The meeting was called to order at 10:21AM.

1. As the first order of business, a Roll Call was made, and it was confirmed there was quorum.
2. The next order of business was the Approval of Minutes from September 11, 2025. Upon a motion made by Ms. Walsh, seconded by Ms. Reginelli, the Minutes were approved pursuant to a unanimous vote.
3. The next order of business was the CFO Report. Ms. Thompson presented the August 2025 Financials, revealing a cash balance of \$115,000 and total current assets of \$4.7 million, with significant income derived from expense reimbursements. Major expenses included bond issuance costs and payroll, while efforts to reduce overtime and utility costs were highlighted. Mr. Owens presented **Resolution 2025-10-01** to accept the proposed 2026 Annual Budget and Budget Report (including filing with PARIS), and upon a motion made by Ms. Paulino, seconded by Ms. Higgins, **Resolution 2025-10-01** was approved pursuant to a unanimous vote.
4. The next order of business was the CEO Report. Mr. O'Connor reported on the positive outcomes of the two recent community meetings, which attracted 200 to 300 attendees each, fostering active engagement and constructive feedback. Staff also participated in the Upper Madison Street Fair to share updates and gather input. The final community meeting is scheduled for October 29, and consultants remain on track to complete the master redevelopment plan by the end of November.
 - a. Mr. Smullen, Mr. Henry, and Ms. Irwin of the CPL/River Street Planning/EDR team provided an update on the Reimagine Saint Rose initiative, including a new heat map assessing building conditions, adaptability, and community value. The Events & Athletic Center was identified as a key asset, while Lima and Alumni Halls were noted for poor condition. Ms. Irwin summarized community feedback highlighting interest in senior housing, a community center, first-floor retail, healthcare and educational uses, and expanded childcare and recreation services. Following discussion, the next public meeting venue was moved to the Massry Building to encourage greater participation.
 - b. Mr. Owens then presented potential **Resolution 2025-10-02**, authorizing a third amendment to the County's existing license agreement with the Authority to grant the County temporary occupancy of the Interfaith Sanctuary on the former College of Saint Rose campus. The amendment, like previous licenses, is temporary and cancelable with 30 days' notice, carries no financial consideration, and includes indemnification and insurance coverage provided



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by the County. Upon a motion made by Ms. Paulino, seconded by Ms. Higgins, **Resolution 2025-10-02** was approved pursuant to a unanimous vote.

- c. Mr. Scott, the Authority's bond counsel, provided an overview of how proceeds from future property sales at the former College of Saint Rose campus will be handled under the existing bond agreement. He explained that sale proceeds will first reimburse closing costs, with the remaining funds applied to pay down bond debt through the trustee under strict timelines. The process was designed to expedite debt reduction and lower future annual payments, benefiting both the Authority and the County. Mr. Scott also clarified that lease revenues must be similarly applied toward bond repayment and cautioned that leasing property for private use could affect the tax-exempt status of the bonds.
5. For the next order of business, Mr. Mazza opened the floor for Public Comments to allow community members to address the Board before the continuation of the meeting. Four members of the public (Ms. Skinner, Ms. Hammer, Mr. Wallner and Mr. Stier) and County Comptroller Rizzo offered comments.
6. The next order of business was Executive Session. Upon a motion made by Mr. Mazza to end the regular Board Meeting and enter Executive Session for the purposes of (i) discussing the potential disposition and acquisition of real estate when the publicity of such discussion would substantially affect the value thereof; and (ii) for the Board to seek and receive legal advice from the Authority's counsel, seconded by Ms. Walsh, the motion was approved pursuant to a unanimous vote. Upon a motion made by Ms. Melendez, seconded by Ms. Reginelli and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 12:41 PM. No action was taken in the Executive Session.
7. The next order of business was Other Business. There was no Other Business.
8. After a motion made by Ms. Walsh to adjourn, seconded by Ms. Higgins, the meeting adjourned with unanimous consent from all Board Members at 12:42 PM.