



Albany County Pine Hills Land Authority
Meeting Minutes – 2/13/2025

A Regular Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board was held on Thursday, February 13, 2025, at 10:15 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:

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

Excused Members:

- None

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
- Jeffery Jamison, Esq. (video)

Guests:

- Jeff Cohen, Piper Sandler (video)
- Eric Golynsky, Piper Sandler
- Tiernan Barrett, Baker Public Relations
- John Wallner, Pine Hills Neighborhood Association
- Joseph Cross, Pine Hills Neighborhood Association
- Rose Schneider, Times Union
- Marcia White, College of Saint Rose

Mr. Mazza called the meeting to order at 10:20 am.

1. First order of business, Mr. Mazza made a roll call and confirmed there was quorum. He introduced President Marcia White of College St. Rose (CSR) who gave a statement thanking the ACPHLA. Next Mr. O'Connor gave a statement thanking President White and the board of CSR for their collaborative relationship.
2. The next order of business was the Approval of Minutes from January 9, 2025. The Minutes were approved pursuant to a unanimous vote.
3. The next order of business was the CFO Report. Mr. Thompson presented the 5-year Budget Plan that will be submitted to the PARIS reporting system. Ms. Thompson presented an update on the Budget. After a motion made by Ms. Paulino to approve and adopt the 5-year Budget Plan, seconded by Ms. Walsh, the Board approved the Budget Plan pursuant to a unanimous vote. Next, Ms. Thompson presented an overview of the audit services which are being provided by Bonadio. The audit results will be presented to the Board at the March 2025 meeting. Mr. Mazza disclosed he is a former Principal for Bonadio, has been retired for five years, and has no connection or ownership to the firm.
4. The next order of business was the CEO Report. Mr. O'Connor provided an update on the Campus Real Estate Closing. He reported they are on target for closing during the 2nd week of March. The next phase will be to evaluate the inquiries about interest in the property. Mr. Owens presented a Resolution approving the Redevelopment Plan RFP. After a motion made by Mr. Nigro to Resolution 2025-02-03, seconded by Ms. Paulino, Resolution 2025-02-03 was approved pursuant to a unanimous vote.
5. The next order of business was Piper Sandler Report. Ms. Paulino introduced Mr. Golynsky of Piper Sandler to present the Final Bond Terms overview. There were 47 submissions and M & T Bank was chosen to serve as the purchaser. They were chosen because of their rate and the ability to meet the terms of the Authority.
 - a. Mr. Owens presented a Resolution approving the Bond Sale Guidelines. After a motion made by Mr. Nigro to Resolution 2025-02-01, seconded by Ms. Paulino, Resolution 2025-02-01 was approved pursuant to a unanimous vote.
 - b. Mr. Owens presented a Resolution Ratifying Prior Actions, Confirming Private Sale of Bond and Approving Final Bond Term. After a motion made by Ms. Higgins to Resolution 2025-02-02, seconded by Ms. Walsh, Resolution 2025-02-02 was approved pursuant to a unanimous vote.
6. The next order of business was Other Business. Ms. Paulsen and Ms. Hedge presented three logo choices for the Board Members to choose. The Board determined their chosen logo, and such logo will be used on social media, the annual report and other Authority documents, etc.
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. Higgins and approved pursuant to a unanimous vote at 11:06am. The Board exited the Executive Session on a motion made by Ms. Paulino, seconded by Ms. Walsh and unanimously approved and returned to the regular Board Meeting at 12:04 pm. No action was taken in the Executive Session.

8. After a motion made by Ms. Reginelli to adjourn, seconded by Ms. Melendez, the meeting adjourned with unanimous consent of all Board Members at 12:06 pm.