



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 5/8/2025

A Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, May 8, 2025, at 10:30 am at 994 Madison Avenue, Albany, NY 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, Chair, John Nigro, Vice-Chair; Alison Walsh, Member; Sarah Reginelli, Member

Excused Members:

- Alejandra Paulino, Member
- Dannielle Melendez, Member
- Jasmine Higgins, Member

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Dylan Turek, Sr. VP of Development
- Sara Paulsen, Executive Assistant
- Corinna Testo, Administrative Project Manager
- Mark Opalka, Controller
- Ann Marie Rollins, Accounting Assistant
- Joseph Galea, Director of Facility Operations

Also present:

- Jeffery Jamison, Esq. (video)
- Thomas Owens, Esq.
- A. Joseph Scott, Esq.
- Paul Goldman, Esq.

Guests:

- Tiarnan Barrett, Baker Public Relations
- Jacqueline Conti, J.D., MAI
- John Wallner, Pine Hills Neighborhood
- Ken Louzier, City of Albany Neighborhood Specialist

The meeting was called to order at 10:38 am.



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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 March 28th, 2025. The Minutes were approved pursuant to a unanimous vote.
3. As the next order of business, Mr. O'Connor introduced the newest staff members to join the Authority: Joseph Galea, Director of Facilities Operations; Mark Opalka, Controller; former College of Saint Rose staff Ann Marie Rollins, Accounting Assistant; and existing AACA employee Corinna Testo, who was recently promoted to Administrative Project Manager.
4. The next order of business was the CFO Report. Mr. Opalka presented the Q1 Report and financial statements for March 2025.
5. The next order of business was CEO Report.
 - a. Mr. O'Connor presented the ACPHLA Organization Structure and chart. All matters for the campus will be managed by Joe Galea, Director of Facilities.
 - b. Mr. Turek presented an update on the Comprehensive Plan. Eleven qualified responses were evaluated by the review committee. Next step will be interviews for those responses determined to be best when evaluated against the RFP criteria. The goal is to have a decision by the end of May, with a start date of June 1, 2025.
 - c. Mr. Owens and Mr. Scott presented Resolution 2025-05-01 for Policy for Post-Issuance Tax Compliance. This is to govern post-issuance of the bonds. Following a discussion and after a motion made by Mr. Nigro, seconded by Ms. Reginelli, Resolution 2025-05-01 was approved pursuant to a unanimous vote.
 - d. Mr. Owens presented Resolution 2025-05-02. Following a discussion the matter was tabled after a motion made by Mr. Nigro, seconded by Ms. Walsh, and approved by a unanimous vote.
 - e. Mr. Owens presented Resolution 2025-05-03 to authorize the amendment of an existing temporary occupancy agreement for additional space, which included an appraisal and Short Environmental Assessment Form (EAF). Following a discussion and review of the resolution and EAF a motion made by Ms. Walsh, seconded by Ms. Reginelli, Resolution 2025-05-03 was approved by unanimous vote.
6. The next order of business was Other Business. There was no Other Business.
7. The next order of business was Executive Session. Upon a motion made by Ms.



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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; 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. Walsh, seconded by Ms. Reginelli and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 12:16pm. No action was taken in the Executive Session.

8. The next order of business was Public Comments.
9. After a motion made by Ms. Walsh to adjourn, seconded by Ms. Reginelli, the meeting adjourned with unanimous consent of all Board Members at 12:17 pm.