



**Albany County Pine Hills Land Authority**  
**Board of Directors Meeting Minutes – 6/12/2025**

A Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, June 12, 2025, at 10:00 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; Alejandra Paulino, Member; Dannielle Melendez, Member; Jasmine Higgins, Member

Excused Members:

None

Advance Albany County Alliance Staff:

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

Also present:

- Thomas Owens, Esq.
- Paul Goldman, Esq.
- David Reilly, Albany County Commissioner of Division of Management & Budget
- Alexander Mathes, Consultant

Guests:

- Geoff Redick, Baker Public Relations
- Jacqueline Conti, Conti Appraisal
- John Wallner, Pine Hills Neighborhood
- Carolyn Keefe, Pine Hills Neighbor
- Luke Nathan, Albany Business Review
- Ken Louzier, City of Albany Neighborhood Specialist
- Martha Hubbard, St Andrews Church



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- Lauren Tarsio, CPL
- Matthew Smullen, CPL
- Greg Royer, CPL
- Mike Mistriner, CPL
- Zac Conley, CRESA
- Eloise Paul, CRESA

The meeting was called to order at 10:01 am.

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 May 8<sup>th</sup>, 2025. The Minutes were approved pursuant to a unanimous vote.
3. The next order of business was Other Business. Mr. Turek provided an overview of RFP# ACPHLA2501 for Comprehensive Land-use Planning Consultant Services. The RFP was posted on February 25<sup>th</sup>, 2025, and eleven complete responses were received. Those eleven responses were reviewed by the review committee and narrowed down to four to be reviewed by the selection committee, which comprised of Mr. Mazza, Mr. O'Connor, Ms. Walsh and Ms. Reginelli. Of those reviewed, three were invited for on-site presentations on May 12<sup>th</sup>, and the firm that was selected is CPL. Mr. Owens presented potential Resolution 2025-06-01 to Award the Contract for Professional Services (Land-Use Planning Consultant) to CPL. After a motion made by Ms. Paulino, seconded by Ms. Reginelli, Resolution 2025-06-01 was approved pursuant to a unanimous vote.

Next, was a presentation by the selected firm on their proposed services. Mr. Mistriner introduced the CPL team. The firm offers a comprehensive range of architectural and engineering services and aims to engage with the community throughout the project. The critical nature of public comment engagement in phase two was stressed, citing the ongoing community issues that have persisted for over a year. The project will unfold in four phases over six months, culminating in an implementation roadmap for the board.

4. The next order of business was the CFO Report. Ms. Thompson presented the financial statement and balance sheet for April 2025. Mr. O'Connor acknowledged appreciation for the support that Mr. Reilly has provided in helping to get invoices approved on a timely basis.
5. The next order of business was CEO Report. Mr. O'Connor highlighted the difficulties faced with older campus facilities. There are ongoing discussions with the former



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College regarding access to critical IT systems necessary for operations. Additionally, there is significant interest from various parties in utilizing the campus for daycare and early childhood services, which reflects a community need. Mr. O'Connor also highlighted the goal of engaging alumni through the establishment of an alumni house, which would serve as a welcoming space for former students.

6. The next order of business was Executive Session. Upon a motion made by Ms. Walsh 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. Higgins, the motion was approved pursuant to a unanimous vote. Upon a motion made by Ms. Reginelli, seconded by Ms. Higgins and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 11:54am. No action was taken in the Executive Session.
7. The next order of business was Public Comments. John Wallner noted that he spoke with the members of the CPL team and feels confident in the planning firm's ability to move forward efficiently and swiftly. Carolyn Keefe thanked the Alliance, the Authority, and the County Executive for the speed of the property acquisition and planning process.
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 11:58 am.