



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 7/10/2025

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; Sarah Reginelli, Treasurer; Alejandra Paulino, Member; Dannielle Melendez, Member; Jasmine Higgins, Member

Excused Members:

- John Nigro, Vice-Chair
- Alison Walsh, Secretary

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompson, CFO
- 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
- Michael Lalli, Albany County Executive's Office Director of Operations
- Gopika Muddappa, Dept. of Economic Development, Conservation & Planning
- Alexander Mathes, Consultant

Guests:

- Richard Henry, CPL
- Mike Mistriner, CPL
- Margaret Irwin, River Street Planning & Development
- Geoff Redick, Baker Public Relations
- Tiarnan Barrett, Baker Public Relations
- John Wallner, Pine Hills Neighborhood
- Carolyn Keefe, Pine Hills Neighbor
- Ken Louzier, City of Albany Neighborhood Specialist
- Pratya Poosala, City of Albany



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 7/10/2025

- Vladimyr Alce, City of Albany
- Elizabeth Gaudet, Buckingham Lake Neighborhood Association
- Margaret Skinner, Pine Hills Neighborhood Association
- Michael Ofiesh, Pine Hills Resident
- Jill Taylor, Pine Hills Resident
- Steve Hughes, Times Union
- David Gittelman, University at Albany

The meeting was called to order at 10:03 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 June 12th, 2025. The Minutes were approved pursuant to a unanimous vote.
3. The next order of business was the CFO Report. Ms. Thompson presented the financial statement and balance sheet for May 2025. Further discussion revealed higher-than-expected expenses due to unoccupied buildings and the need for additional security. Strategies for cost reduction were discussed, including hiring additional staff and selling surplus equipment.
4. The next order of business was CEO Report. Mr. O'Connor provided introductions for the Board members, the Alliance/ Authority team, and the involved staff from Albany County. Mr. Owens addressed the requirement to prepare and transmit a 90-Day Statement for property disposal, which is mandated by NYS Public Authority Law. This statement must be issued whenever property is disposed of through negotiation (as opposed to disposition via an RFP process), starting a 90-day period during which no disposal can occur. Mr. O'Connor emphasized that no buildings would be sold today and that further discussions and public engagement will take place over the next three months. Mr. Lalli discussed the county's intentions for five buildings, emphasizing their potential as community amenities. The Events and Athletic Center will continue to provide community services, while the Library is proposed to become a Community and Senior Center. The Sheriff's Office plans to occupy two buildings to improve downtown security and operations. Mr. Lalli noted that the County remains open to considering other potential buyers if better uses for the properties arise. Mr. O'Connor highlighted that a greater presence of individuals on campus could improve security and reduce incidents of theft and damage, advocating for the Authority Board to support this initiative. Ms. Melendez expressed her concern regarding the need for a comprehensive strategy before the disposal of any property to ensure optimal use of the



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 7/10/2025

properties, Ms. Paulino expressed support for issuing the 90-Day Statement, and Ms. Reginelli praised the consultant team's efforts to balance quick decision-making with thorough planning, ensuring that the needs of the community are met. Ms. Reginelli also noted that the motivation for issuing the 90-Day Agreement at this time is that it will enable but not oblige the Authority to dispose of property – while action cannot be taken before 90 days, the Authority is not obligated to act after 90 days. Mr. Henry and Mr. Mistriner from CPL provided an update on the Redevelopment Master Plan for property use and community engagement, as well as collaboration with the Downtown Albany Strategy and management of use inquiries. Ms. Irwin was introduced as the Community Engagement specialist for the CPL team. Mr. Owens presented potential Resolution 2025-07-01, which outlines the authority granted to the Pine Hills Land Authority regarding the potential sale of certain properties, including their appraised values and proposed purchase prices. The resolution allows the CEO, Chair, and Vice Chair to prepare/issue the 90 Day Statement and negotiate/execute a purchase/sale agreement with Albany County. However it was noted that subsequent board approval would be required before any actual disposition occurred. Upon a motion made by Ms. Reginelli, seconded by Ms. Higgins, Resolution 2025-07-01 was approved (4-1).

5. The next order of business was Public Comments. Mr. Wallner expressed support for the project's progress and emphasized the importance of engaging consultants to help shape a strong arts cluster. Ms. Keefe expressed support for the campus's current use and upkeep but raised concerns about county ownership limiting tax revenue and public perception that buildings are no longer available for other uses. Ms. Keefe also urged consultation with YouthFX regarding concerns about sharing space with the Sheriff's office. Mr. Gittelman expressed support for the process and requested clarification on plans for the smaller homes and offices on the property, particularly regarding their potential use for much-needed housing or office space and whether occupancy is expected by November. Ms. Taylor expressed interest in commercial activity on the property. Ms. Gaudet emphasized the importance of ongoing dialogue with city and county stakeholders to align the project with broader community needs. Ms. Skinner voiced strong support for a senior center on the property and emphasized the need for better communication about current activities, suggesting more accessible outreach beyond social media for residents not on platforms like Facebook.
6. The next order of business was Executive Session. Upon a motion made by Ms. Melendez to end the regular Board Meeting and enter Executive Session for the purposes of (i) discussing the potential disposition or acquisition of real estate when the publicity of such discussion would substantially affect the value thereof; (ii)



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 7/10/2025

discussing the potential retention or appointment of a particular person or corporation; and (iii) 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. Melendez, seconded by Ms. Higgins and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 11:46 am. No action was taken in the Executive Session.

7. After a motion made by Ms. Higgins to adjourn, seconded by Ms. Reginelli, the meeting adjourned with unanimous consent of all Board Members at 11:46 am.