
Authorities Budget Office Policy Guidance



Authority Mission Statement and Performance Measurements

Name of Public Authority: Albany County Pine Hills Land Authority (“Authority”)

Public Authority's Mission Statement:

The purposes of the Albany County Pine Hills Land Authority shall be to: (a) promote accessible, efficient and economically productive use of the former College of Saint Rose (“CSR”) properties; (b) acquire, construct, reconstruct, continue, develop, equip, expand, improve, maintain, finance, and operate the CSR properties; (c) stimulate and promote economic development; and (d) repurpose and dispose of the CSR properties in support of the public interest.

Date Adopted: January 9, 2025

List of Performance Goals (If additional space is needed, please attach):

- Establish and enter into a Financing Agreement with Albany County to support the financial operation of the Authority
- Take actions to complete an Authority Bonding Transaction to acquire the CSR Properties and support ongoing Authority operations (including retaining an underwriter, closing, etc.)
- Close the CSR Properties acquisition
- Operate, Manage and Maintain the CSR Properties (post-acquisition) in accordance with the Authority mission

Additional questions:

1. Have the board members acknowledged that they have read and understood the mission of the public authority? ***The Board Members of the Authority have read and understand the mission.***
2. Who has the power to appoint the management of the public authority? ***Authority Board Members are appointed (pursuant to its enabling legislation) by the Albany County Executive (4 Members), Chairperson of the Albany County Legislature (2 Members) and the Mayor of Albany (1 Member). Pursuant to its bylaws, the Board Members appoint the officers and executive management.***
3. If the Board appoints management, do you have a policy you follow when appointing the management of the public authority? ***The Authority appoints the executive staff (e.g. CEO, CFO and/or other executive staff) in accordance with its bylaws. Management serves at the pleasure of the Board of Directors.***
4. Briefly describe the role of the Board and the role of management in the implementation of the mission. ***The Authority Board is an independent body responsible for oversight and management of the Authority. The Board adopts rules, regulations, and policies governing the Authority in accordance with the Authority's Enabling Legislation, Public Authorities Law and all other relevant legal requirements. The Board looks to the Authority management to implement the day-to-day operations, subject to Board oversight and in compliance with said policies, all in support of the Authority's mission.***
5. Has the Board acknowledged that they have read and understood the responses to each of these questions? ***Yes. This "Mission Statement and Performance Measurements Report" was reviewed with the Board.***

2024 Results

1. Convened the Authority, adopted by-laws, Committees and governance policies and procedures, commenced operations
2. Appointed Board Officers, CEO, CFO and entered into a professional services agreement with Advance Albany County Alliance for staffing and services
3. Established partnerships and open communications with significant stakeholders in the Authority's mission
4. Completed Due Diligence Activities related to the former College of Saint Rose ("CSR") Properties
5. Obtained Albany County Legislative Authorization for the County to enter into a financing agreement with the Authority to support the Authority's operations
6. Negotiated with CSR, participated in the CSR Bankruptcy Proceeding and Auction, submitted and was awarded an Authority Bid to acquire the former CSR Properties
7. Negotiated and executed a Purchase and Sale Agreement with CSR to acquire such properties
8. Conducted an Open, Competitive RFP, and in accordance with such RFP, awarded a contract with an underwriter to support completing an Authority Bonding Transaction