



Albany County Pine Hills Land Authority
Meeting Minutes – 10/10/2024

A Regular Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board was held on Thursday October 10, 2024, at 9:30 am at 111 Washington Ave, Albany, NY. 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, Member, and Alejandra Paulino, Member

Excused Members:

None

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompson, CFO
- Antionette Hedge, Executive Assistant to the CEO
- Dylan Turek, Sr. VP of Development

Also present:

- Thomas Owens, Esq.
- A. Joseph Scott, Esq.
- Harold Iselin, Esq.
- Peter Pastore, Esq.

Guests:

- Luke Nathan, Albany Business Review

Mr. Mazza called the meeting to order at 9:28 am.

1. The first order of business, Mr. Mazza made a roll call and confirmed there was quorum.
2. The next order of business was the Approval of Minutes from the September 12, 2024 meeting. After discussion upon a motion made by Ms. Reginelli to approve the

September 12th Meeting Minutes, seconded by Ms. Walsh, the Minutes were approved pursuant to 4-0 vote. Two Members abstained due to such members not being present at the September 12, 2024 Meeting.

3. The next order of business was the Election of Board Officers for the Authority. Mr. Owens, Esq. presented Resolution 2024-10-01. After discussion:
 - a. Upon a motion made by Mr. Nigro to nominate Dannielle Melendez as Assistant Secretary, seconded by Ms. Paulino (with Ms. Melendez abstaining from the vote). The nomination was approved, and Ms. Melendez was elected as Assistant Secretary pursuant to a unanimous vote.
 - b. Upon a motion made by Ms. Reginelli to nominate Alejandra Paulino as Assistant Treasurer, seconded by Ms. Melendez (with Ms. Paulino abstaining from the vote), Ms. Paulino was elected as Assistant Treasurer pursuant to a unanimous vote.
 - c. Additionally, on a motion made by Ms. Walsh and seconded by Mr. Nigro, Resolution 2024-10-01 was unanimously approved to recognize and document the all elected Board Officers elected.
4. The next order of business was the Committee Appointments. Mr. Owens, Esq. presented Resolution 2024-10-02. After discussion upon a motion made by Mr. Nigro to nominate Jasmine Higgins as Governance Committee Chair, Alejandra Paulino as Finance Committee Chair, Alison Walsh as Audit Committee Chair, and all remaining Board Members as members for each Committee, seconded by Ms. Reginelli. Resolution 2024-10-02 was approved pursuant to a unanimous vote.
5. The next order of business was the CFO Report. Ms. Thompson presented a banking update. Discussion with M&T Bank is complete. They have confirmed security measures and will have two signers listed on the account. Ms. Thompson and Mr. Turek will begin working on the Authority budget.
6. 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 discussing the potential acquisition of real property which the publicity of such discussion would substantially affect the value thereof, and to seek/receive legal advice from the Authority's counsel, seconded by Ms. Melendez and approved pursuant to a unanimous vote at 9:49 am. On a motion made by Ms. Paulino, seconded by Ms. Higgins, and approved by a unanimous vote, the Board exited Executive Session and returned to the regular Board Meeting at 10:50 am. No actions were taken during Executive Session.
7. The meeting adjourned with unanimous consent of all Board Members at 10:51 am.