

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT
CORPORATION BOARD OF DIRECTORS
FINANCE COMMITTEE
AUDIT COMMITTEE
7/24/2024 MEETING MINUTES**

A Meeting of the Advance Albany County Alliance Local Development Corporation Board, Finance Committee and Governance Committee was held on Wednesday July 24, 2024, at 8:30am at 111 Washington Ave, Albany, NY. Members of the public were able to attend the meetings by attending in person.

The following Directors/Committee Members were present at, and participated in, the meetings:

- Alan Goldberg, Board Chairperson/Committee Member
- Rich Rosen, Board/Committee Member
- Alan D. Alexander, Board Treasurer/Committee Member
- Michael Cinquanti, Committee Member
- Helen Brooks, Board/ Committee Member
- Laura Zeligler, Board Member/Committee Member

Directors/Committee Members excused:

- Michael Cassidy, Board/Committee Member

Alliance Staff Present:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO, AACA
- Amy Thompson, CFO, AACA
- Kevin Catalano, Senior Vice-President & Director of Commercial Lending
- Alli Crisafulli, Receptionist
- Dylan Turek, Sr. VP of Development
- Clayton Besch, Site Development Project Manager

Also present at the meeting:

- Thomas Owens, Esq. (virtual)
- Lucas Rogers, Economic Development & Sustainability Coordinator, Albany County
- Caitlin O'Brien, Chief of Staff, Albany County Legislature
- Michael McLaughlin, Albany County Deputy County Executive

Guest:

- David Stebbins, Project Advisor, Vita Nova (virtual)

The Directors called the meeting to order at 8:33 am.

1. The first order of business, Mr. Goldberg announced the Alliance has two new Board Members, Laura Zeligler, CEO of NABA and Michael Cassidy, Lobbyist with Brown Weinraub. Mr. Goldberg introduced Ms. Zeligler and two new staff members of the Alliance, Dylan Turek and Clayton Beach. Then Mr. Goldberg made a roll call and confirmed there was quorum.
2. Next order of business was the Approval of Minutes from May 22, 2024. After discussion upon a motion made by Mr. Rosen to approve the January 24th Meeting Minutes, seconded by Mr. Alexander, the Minutes were approved pursuant to a unanimous vote.
3. Next order of business was a meeting of the Finance Committee. The Chairperson of the Committee, Mr. Alexander, reviewed and discussed the June 2024 Narrative and Financials.

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4. The next order of business was a meeting of the Audit Committee. The Chairperson of the Committee, Mr. Rosen and Ms. Thompson, CFO discussed the 2023 IRS Form 990. After discussion upon a motion made by Mr. Alexander to approve the 990 for submission to the IRS, seconded by Ms. Brooks, the 2023 IRS Form 990 was approved pursuant to a unanimous vote.
5. The next order of business was the CFO Report. No report.
6. The next order of business was the CEO Report. Mr. O'Connor presented an update for the Al Tech Steel Site along with Mr. Rogers and Mr. Besch. Mr. O'Connor introduced David Stebbins, Project Advisor of Vita Nova who gave a video presentation on the strategy for the project.
7. The next order of business was Other Business. Mr. Owens presented two Resolutions.
 - a. Resolution 2024-07-01, formation of Albany County Pine Hills Land Authority (ACPHLA) into Joint Service Agreement with Advance Albany County Alliance, LDC(AACA). AACA will immediately begin to provide support to ACPHLA in achieving its stated purposes. After discussion upon a motion made by Mr. Rosen to approve Resolution 2024-07-01, seconded by Mr. Alexander, the Resolution was approved pursuant to a unanimous vote.
 - b. Resolution 2024-07-02, create and implement an Advance Albany County Alliance Cultural and Arts Grant Program. AACA is authorized to establish, administer and manage the Grant Program. After discussion upon a motion made by Mr. Alexander to approve Resolution 2024-07-02, seconded by Mr. Cinquanti, the Resolution was approved pursuant to a unanimous vote.
8. The next order of business was the Executive Session. After discussion upon a motion made by Ms. Brooks to enter Executive Session, seconded by Mr. Alexander, the motion was approved pursuant to a unanimous vote.
9. The meeting was adjourned with unanimous consent of all Board members.



Alan Golberg, Board President

Board Minutes as Approved by Board on September 25, 2024.