



Board of Directors Meeting

Wednesday, July 23, 2025, at 8:45 am
111 Washington Ave, Suite 100, Albany, NY 12210
Conference Room

AGENDA

1. Welcome & Roll Call	Alan Goldberg, Chair
2. Review/Approve Meeting Minutes – May 28, 2025	Alan Goldberg, Chair
3. Committee Reports	Alan Alexander,
a. Finance Committee Report	Finance Committee Chair
4. CFO Report	Amy Thompson, CFO
5. CEO Report	Kevin O'Connor, CEO
a. Saint Rose Campus Update	Kevin O'Connor, CEO
b. Central Warehouse Update	Kevin O'Connor, CEO
c. Al Tech Steel Site Update	Clayton Besch
d. 106 South Pearl Update	Kevin O'Connor, CEO
e. Arts & Culture Update	Kevin O'Connor, CEO
6. Other Business	Alan Goldberg, Chair
7. Executive Session (if necessary)	Alan Goldberg, Chair
8. Adjournment	Alan Goldberg, Chair



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ROLL CALL

Board Member	Present/Excused/Absent
Alan Goldberg, Chairman	
Rich Rosen, Vice- Chairman	
Alan Alexander, Treasurer	
Helen Brooks, Secretary	Excused
Laura Zeliger, Member	Excused
Mike Cassidy, Member	
Michael Cinquanti, Member	
Caitlin O'Brien, Ex-Officio	
Michael McLaughlin, Ex-Officio	Excused

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
5/28/2025 MEETING MINUTES**

A Meeting of the Advance Albany County Alliance Local Development Corporation Board of Directors was held on Wednesday, May 28, 2025, at 9:00 a.m. at 111 Washington Ave, Suite 100, Albany, NY. Members of the public were able to attend the meeting by attending in person; additionally, the meeting was live streamed via the internet.

The following Committee Members were present at, and participated in, the meeting:

- Alan Goldberg, Board Chairperson/Committee Member
- Rich Rosen, Board/Committee Member
- Alan D Alexander, Board/Committee Member
- Helen Brooks, Board/Committee Member
- Michael Cassidy, Board/Committee Member
- Laura Zeliger, Board/Committee Member
- Caitlin O'Brien, Chief of Staff, Albany County Legislature (Ex officio)
- Michael McLaughlin, Albany County Deputy County Executive (Ex officio)

Corporation Directors excused:

- Michael Cinquanti, Board/Committee Member

Corporation Staff Present:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompson, CFO
- Kevin Catalano, Senior Vice-President & Director of Commercial Lending
- Antionette Hedge, Economic Development Coordinator
- Sara Paulsen, Executive Assistant
- Dylan Turek, Senior VP of Development
- Clayton Besch, Project Manager
- Mark Opalka, Controller
- Ann Marie Rollins, Accounting Executive
- Joseph Galea, Director of Facilities
- Alexander Mathes, Consultant

Also present at the meeting:

- Thomas Owens, Esq.
- Joanne Cunningham, Chair Albany County Legislature
- John Regan, Arts and Culture Advisory Council Chair
- Luke Nathan, Albany Business Review

The meeting was called to order at 9:00 a.m.

1. For the first order of business, Roll Call was made by Mr. Goldberg and it was determined there was a quorum.
2. Next order of business was the Approval of Minutes from March 26, 2025. After discussion upon a motion made by Mr. Alexander to approve the Meeting Minutes, seconded by Mr. Rosen, the Minutes were approved pursuant to a unanimous vote.

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3. Next order of business was CEO Report. Mr. O'Connor provided an update on the Saint Rose Project, noting that the Albany Pine Hills Land Authority (ACPHLA), managed by the Alliance, is now in full possession of the property. Next, Mr. O'Connor provided an update on the Central Warehouse project. The next court date is Tuesday, June 3, 2025, for oral arguments. Next, Mr. Besch provided an update on the RFP for Al Tech Specialty Steel Site Master Plan (AACPA RFP #2403). McFarland Johnson is the firm that was selected by the review committee. Mr. Owens presented Resolution 2025-05-01 for the Board to approve the contract for Professional Services be awarded to McFarland Johnson at a cost of no more than \$285,000.00. On a motion made by Mr. Cassidy, seconded by Mr. Rosen and unanimously approved, Resolution 2025-05-01 was approved. Lastly, Mr. O'Connor presented an update from the Public Hearing for CIDC Albany Center, LLC. The final approval for the project is on June 4, 2025.
4. The next order of business was the CFO Report. Mr. Alexander presented the April Narrative Statement and Financial Statements. Ms. Thompson presented an update on the Hotel Occupancy Tax and invoices for College of St. Rose.

5. Next order of business was STAGE Applications for Consideration. Mr. Catalano presented a STAGE application from Crane Stationary for consideration.

Applicant:	Decree-Crane Special Papers NA, LLC
Grant Funds Requested:	\$54,400
Project:	Relocate to, and outfit, an existing building for the Applicant's corporate headquarters, including its manufacturing operations.
Eligibility Category:	Industrial and Manufacturing Facilities; Commercial Facilities
Jobs Created:	51 jobs (13 professional, 28 skilled, 7 semi-skilled, 3 unskilled)
Jobs Retained:	65 jobs (21 professional, 33 skilled, 10 semi-skilled, 1 unskilled)
Investment in County:	≥ \$598,400
Reviewing Criteria Score:	15 points (Max 22 points)
AACA Recommended funding Level:	\$54,400

Mr. Owens presented Resolution 2025-05-02 to approve funding for the STAGE application, upon a motion made by Mr. Rosen, seconded by Ms. Zeliger, the Resolution was approved pursuant to a unanimous vote.

6. Next order of business was an Arts and Culture Grant Program Update. Mr. Regan reported that 28 of 41 applicants are recommended to be awarded grant funding during the current fiscal year. Mr. Owens presented Resolution 2025-05-03 to authorize certain grant application funding. Upon a motion made by Ms. Cunningham, seconded by Ms. Zeliger, the Resolution was approved pursuant to a unanimous vote.
7. The next order of business was Other Business. There was no Other Business.
8. Next order of business was Executive Session. Upon a motion made by Mr. Cassidy to enter Executive Session for the purpose of discussing the potential disposition of real estate the publicity of which would substantially affect the value thereof, seconded by Mr. Rosen, the

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motion was approved pursuant to a unanimous vote. On a motion made by Mr. Cassidy, seconded by Mr. Alexander and unanimously approved, the Corporation's Board exited Executive Session. No action was taken in the Executive Session.

9. The meeting was adjourned with unanimous consent of all Board members at 10:19am.

**Helen Brooks, Board Secretary
Board Meeting Minutes as approved by Board on July 23, 2025**