

**ADVANCE ALBANY COUNTY ALLIANCE LOCAL DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

3/26/2025 MEETING MINUTES

A Meeting of the Advance Albany County Alliance Local Development Corporation Board was held on Wednesday, March 26, 2025, at 8:45 a.m. at 111 Washington Ave, 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 Cinquanti, Board/Committee Member
- Caitlin O'Brien, Chief of Staff, Albany County Legislature (Ex officio)

Corporation Directors excused:

- Michael Cassidy, Board/Committee Member
- Laura Zeliger, Board/Committee Member
- Michael McLaughlin, Albany County Deputy County Executive (Ex officio)

Corporation Staff Present:

- Kevin O'Connor, CEO
- Amy Thompson, CFO
- Kevin Catalano, Senior Vice-President & Director of Commercial Lending
- Clayton Besch, Project Manager
- Dylan Turek, Senior Vice-President of Development
- Antionette Dukes-Hedge, Economic Development Coordinator
- Sara Paulen, Executive Assistant

Also present at the meeting:

- Thomas Owens, Esq.
- Donald J. Hillmann, Esq.

The Directors called the meeting to order at 8:50 a.m.

1. The first order of business, Mr. Goldberg called the Corporation's Board of Directors meeting to order. Mr. Goldberg made a roll call and confirmed there was a quorum.
2. Next order of business was the Approval of Minutes from February 25, 2025. After discussion upon a motion made by Mr. Rosen to approve the Meeting Minutes, seconded by Mr. Alexander, the Minutes were approved pursuant to a unanimous vote.
3. The next order of business was the Corporation's Audit Committee Report. Mr. Rosen provided an overview of the Auditor Independence, Independent Auditor Results, Financial Statement, Committee Charter, and Annual Assessment of Internal Controls. The PARIS Report was presented by Mr. Owens and Ms. Thompson. Upon a motion made by Mr. Alexander, seconded by Mr. Rosen, Resolution 2025-03-01 was passed pursuant to a

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unanimous vote approving the various annual PARIS Reports and authorizing their submission and distribution.

4. Next Order of business was the Summary of Board Evaluations. Mr. Goldberg provided a summary of the Board Evaluation forms received for 2024, and opened the conversation to invite comment on how Board operations could be improved. Mr. Alexander, Mr. Cinquanti, and Ms. Brooks noted that they feel supported by the staff of the Alliance.
5. Next order of business was the 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. Mr. Turek briefed the Board on the RFP for Comprehensive Land-Use Planning Consultant Services (ACPHLA RFP #2501), for which responses are due by 4/2/25. Next, Mr. O'Connor provided an update on the Central Warehouse project. Mr. Owens introduced Mr. Hillmann, managing partner of Couch White, LLP, who the Alliance has retained as Construction Counsel. Mr. Hillmann gave an overview of the legal filing, dated March 10th, and provided the timeline for the legal process, with the response from the Alliance due on 4/18, before a return court date of 4/25. In the meantime, no contracts will be carried out, and no work will commence. Next, Mr. Besch provided an update on the RFP for Al Tech Specialty Steel Site Master Plan (AACRA RFP #2403) and the review committee's timeline for redevelopment of the site as early summer 2025.
6. Next order of business was Executive Session. Upon a motion made by Mr. Cinquanti to enter Executive Session for the purpose of discussing ongoing litigation, seconded by Ms. Brooks, the motion was approved pursuant to a unanimous vote. On a motion made by Mr. Cinquanti, seconded by Ms. Brooks and unanimously approved, the Corporation's Board exited Executive Session. No action was taken in the Executive Session.
7. Next order of business was Other Business. Mr. Goldberg gave an update on the Arts and Culture Grant Funding Program. Six outstanding programs were chosen for funding in 2024, and the Advisory Council is now reviewing and evaluating the remaining 40+ applications received for potential funding opportunities based on experience and merit. The County Executive has decided that both the project and the organization must be located in Albany County for an application to be considered for funding. Mr. Goldberg gave an overview of the review method and evaluation criteria that will be used by the review committee.
8. The meeting was adjourned with unanimous consent of all Board members.

Helen Brooks, Board Secretary

Board Minutes as approved by Board on May 28, 2025