



Albany County Pine Hills Land Authority
Governance Committee Meeting Minutes – 5/8/2025

A Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Governance Committee was held on Thursday, May 8, 2025, at 10:00 am at 994 Madison Avenue, Albany, NY 12203. 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, Ex-Officio Member and Acting Chair, John Nigro, Member; Alison Walsh, Member; Sarah Reginelli, Member

Excused Members:

- Jasmine Higgins, Chairwoman
- Dannielle Melendez, Member
- Alejandra Paulino, Member

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Dylan Turek, Sr. VP of Development
- Sara Paulsen, Executive Assistant
- Corinna Testo, Administrative Project Manager
- Mark Opalka, Controller
- Ann Marie Rollins, Accounting Assistant
- Joseph Galea, Director of Facility Operations

Also present:

- Thomas Owens, Esq.
- A. Joseph Scott, Esq.
- Jeffery Jamison, Esq. (video)
- Paul Goldman, Esq.
- Daniel P. McCoy, Albany County Executive
- Michael Lalli, Albany County Director of Operations
- Anthony J. Salerno, Albany County Public Defender's Office

Guests:

- John Wallner, Pine Hills Neighborhood Association
- Tiarnan Barrett, Baker Public Relations
- Jacqueline Conti, J.D., MAI
- Kenneth Louzier, City of Albany Neighborhood Specialist



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The meeting was called to order at 10:00 am. Albany County Executive Daniel P. McCoy provided an overview of current property management initiatives, including the interest from various businesses and the need for mixed-use developments, especially for senior housing. He noted the importance of properly maintaining the Campus properties and providing appropriate security while managing financial obligations related to bonds/maintenance costs and discussed plans to transition certain county departments into available spaces to optimize operations and increase activity on the Campus.

1. As the first order of business, Mr. Mazza made a roll call and confirmed there was a quorum.
2. The next order of business was the Approval of Meeting Minutes from January 9th, 2025. The Minutes were approved pursuant to a unanimous vote.
3. For the next order of business, Mr. Owens provided an overview of Authority Budget Office requirements for public document postings on the website. A website audit was conducted by Mr. Owens of the required document postings, and Mr. Owens is working with Ms. Paulsen to reach full compliance.
4. The next order of business was Executive Session. Upon a motion made by Ms. Walsh to end the regular Committee Meeting and enter Executive Session for the purposes of (i) discussing board governance/performance; and (ii) the potential appointment or retention of a certain corporation, seconded by Ms. Reginelli, the motion was approved pursuant to a unanimous vote at 10:25 am. Upon a motion made by Ms. Walsh, seconded by Ms. Reginelli and unanimously approved, the Committee exited Executive Session and returned to the regular Committee Meeting at 10:36 am. No action was taken in the Executive Session.
5. The next order of business was Public Comments. There were no public comments.
6. The meeting adjourned with unanimous consent of all Committee Members at 10:37AM.