



**Albany County Pine Hills Land Authority**  
**Board of Directors Meeting Minutes – 8/14/2025**

A Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, August 14, 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, Chair; Sarah Reginelli, Member; Alejandra Paulino, Member; Dannielle Melendez, Member; Alison Walsh, Member

Excused Members:

- John Nigro, Vice-Chair
- Jasmine Higgins, Member

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Dylan Turek, Senior VP of Development
- Antionette Dukes-Hedge, Economic Development Coordinator
- Mark Opalka, Controller
- Joseph Galea, Director of Facility Operations
- Corinna Testo, Administrative Project Manager

Also present:

- Alexander Mathes, Consultant
- Thomas Owens, Esq. (virtual)
- Paul Goldman, Esq.
- David Reilly, Albany County Commissioner of Division of Management & Budget
- Gopika Muddappa, Dept. of Economic Development, Conservation & Planning (virtual)

Guests:

- Richard Henry, CPL
- Matthew Smullen, CPL
- Margaret Irwin, River Street Planning & Development
- Lisa Nagle, EDR
- Geoff Redick, Baker Public Relations
- John Wallner, Pine Hills Neighborhood
- Carolyn Keefe, Pine Hills Neighbor
- Ken Louzier, City of Albany Neighborhood Specialist
- Bill Phillips, Pine Hills Resident
- Michael Ofiesh, Pine Hills Resident



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The meeting was called to order at 10:05 am.

1. As the first order of business, a roll call was made, and it was confirmed there was quorum.
2. The next order of business was the Approval of Minutes from July 10, 2025. The Minutes were approved pursuant to a unanimous vote.
3. The next order of business was the CFO Report. Mr. Opalka presented the financial statement and balance sheet for June 2025. Further discussion focused on the cash projection analysis and campus operations expenses. Strategies for cost reduction were proposed, including discontinuing the use of third party staff for security, updating the status for the property insurance, and savings with National Grid.
4. The next order of business was the CEO Report. Mr. O'Connor introduced Matthew Smullen and Richard Henery of CPL, who provided an overview of CPL deliverables and progress on the redevelopment master plan. The plan consists of four phases:
  - **Phases I & II (ongoing):** Site analysis, data collection, and community engagement. The *Reimagine Saint Rose* website is now live and includes an interactive component.
  - **Phase III (due October):** Concept delivery and feasibility study, including three potential uses for each building, a conceptual master plan, and preliminary cost/funding resources.
  - **Phase IV (due November):** Draft and final master plan concept with a final report and implementation roadmap.

The presentation concluded with Q&A. Mr. O'Connor then introduced Margaret Irwin and Lisa Nagel, who presented plans for the Community Visioning Workshop to be held Wednesday, August 20, at 5:00 p.m. at 1009 Madison Avenue, Albany. Outreach efforts include postcards to residents within a half-mile radius, lawn signs, buttons with QR codes, and informational cards directing participants to the new website. The workshop will gather neighborhood input, encourage residents to sign up for updates at [www.reimaginesaintrose.com](http://www.reimaginesaintrose.com), and include three working groups: Residents, Businesses, and Alumni. CPL will be on-site to answer questions. Next, Mr. O'Connor provided an update on the 90-Day Notice. The 90-Day Statement, authorized by the Board, was transmitted on July 16 to the required recipients, with copies also provided to the County Executive, County Legislative Chair, and County Comptroller. No questions have been received to date. Finally, Mr. O'Connor introduced Paul Goldman, Esq., who presented the Real Estate Update. Mr. Goldman reviewed the existing tax parcels of the former CSR properties, many of which may need to be adjusted to support future uses. A draft tax lot map which modified some of the parcels was submitted to Albany County for their review and approval; the purpose of the adjustments was to



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recognize that many of the existing tax lots of the former CSR facilities are not properly laid out (e.g. buildings sit on the tax lot boundaries, etc.). Additionally, it was noted that a declaration will be required to determine parcel separations and easements, helping to establish boundaries such as parking and roadways. Questions were raised regarding restrictions, and declaration documents have been submitted to the Albany County Tax Office.

5. The next order of business was Public Comments. Mr. Wallner thanked the Board for accommodating community members by adjusting the agenda to move Public Comments before Executive Session. He expressed appreciation to the Board for engaging with Pine Hills Neighborhood residents and maintaining open communication, noting his greater understanding of the work being undertaken. He also thanked CPL for considering the broader arts district beyond the Massry Center, Sheriff Apple and County Executive McCoy for their flexibility regarding the arts district versus the services district, and Allie Roberts and Albany County for the recreational center, where he recently participated in a yoga class—an offering that many neighbors were previously unaware of. Ms. Keefe thanked Mr. O'Connor and the consultant team for attending the most recent PHNA meeting, noting that their participation helped provide clarity and context for the association.
6. The next order of business was Executive Session. Mr. O'Connor asked the Board for a motion and second to enter Executive Session for the purpose of (i) discussing the potential disposition or acquisition of real estate when the publicity of such discussion would substantially affect the value thereof; and (ii) discussing the potential retention or appointment by the Authority of a particular person or corporation. A motion made by Ms. Walsh to end the regular Board Meeting and enter Executive Session, seconded by Ms. Reginelli, the motion was approved pursuant to a unanimous vote. Upon a motion made by Ms. Melendez, seconded by Ms. Higgins and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 11:55 am. No action was taken in the Executive Session.
7. After a motion made by Ms. Melendez to adjourn, seconded by Ms. Walsh, the meeting adjourned with unanimous consent from all Board Members at 11:56 am.