



**Albany County Pine Hills Land Authority**  
**Meeting Minutes – 12/23/2024**

A Special Meeting of the Advance Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board was held on Monday, December 23, 2024, at 10:45am at 111 Washington Ave, Albany, NY. 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, Chairman, John Nigro, Vice-Chairman, Alison Walsh, Secretary, Sarah Reginelli, Treasurer, Jasmine Higgins, Member, Dannielle Melendez, Member, and Alejandra Paulino, Member

Excused Members:

- None

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompson, CFO
- Dylan Turek, Sr. VP of Development
- Antionette Hedge, Economic Development Coordinator
- Sara Paulsen, Executive Assistant

Also present:

- Thomas Owens, Esq.
- A. Joseph Scott, Esq.
- Harold Iselin, Esq.
- Peter Pastore, Esq.
- Jeffery Jamison, Esq.
- David Reilly, Albany County Commissioner of Division of Management & Budget

Guests:

- John Wallner, Pine Hills Neighborhood Association

Mr. Mazza called the meeting to order at 10:44am.

1. The first order of business, Mr. Mazza made a roll call and confirmed there was quorum.

2. The next order of business was the Approval of Minutes from the December 5, 2024 Meeting. After a motion made by Ms. Higgins to approve the December 5<sup>th</sup> Meeting Minutes, seconded by Ms. Paulino, the Minutes were approved pursuant to a unanimous vote.
3. The next order of business was the Finance Committee Report. Ms. Paulino presented Resolution 12-2024-01. Tom Owens provided an overview on the Bond Underwriter RFP Selection. A motion was made by Ms. Paulino to approve Resolution 12-2024-01, seconded by Ms. Reginelli; the Resolution was approved pursuant to a unanimous vote.
4. The next order of business was the CEO Report. An Auction/Bankruptcy Update was given by Mr. Pastore. The Authority was awarded as the successful bidder for the entire property of the College of Saint Rose, aside from the President's house. Judge Littlefield complimented the Authority, involved parties, and the process of acquisition. A closing will be scheduled, and there will be a reorganization/ liquidation plan implemented by the College for the distribution of assets. Mr. O'Connor thanked the members of the Authority and the legal counsel for their support.
5. The next order of business was Other Business.
  - a. Ms. Walsh presented a Community Engagement Strategy overview.
  - b. Ms. Melendez announced the Pine Hills Town Hall Meeting on January 16<sup>th</sup> at 7:00PM and invited members of the ACPHLA board.
  - c. Mr. Owens presented Resolution 2024-12-02. A motion was made by Ms. Paulino to approve Resolution 2024-12-02, seconded by Ms. Higgins; the Resolution was approved pursuant to a unanimous vote.
6. The next order of business was Executive Session. A motion made by Ms. Walsh to end the regular Board Meeting and enter Executive Session for the purposes of (i) discussing the potential disposition of real estate which the publicity of such discussion would substantially affect the status thereof (CSR properties); and (ii) for the Board to seek/receive legal advice from the Authority's counsel, seconded by Ms. Reginelli and approved pursuant to a unanimous vote at 11:31AM. On a motion made by Ms. Melendez, seconded by Ms. Reginelli, and approved by a unanimous vote, the Board exited Executive Session and returned to the regular Board Meeting at 12:09PM. No action was taken in the Executive Session.
7. The meeting adjourned with unanimous consent of all Board Members at 12:11PM.