



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 9/11/2025

A Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, September 11 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:

Alison Walsh, Secretary; Sarah Reginelli, Treasurer; Alejandra Paulino, Member; Dannielle Melendez, Member; Jasmine Higgins, Member

Excused Members:

- Dominic Mazza, Chair
- John Nigro, Vice-Chair

Advance Albany County Alliance Staff:

- Kevin O'Connor, Director of Economic Development, Albany County and CEO
- Amy Thompon, CFO
- Dylan Turek, Senior VP of Development
- Sara Paulsen, Executive Assistant
- Antionette Dukes-Hedge, Economic Development Coordinator
- Mark Opalka, Controller
- Joseph Galea, Director of Facility Operations

Also present:

- Alexander Mathes, Consultant
- Thomas Owens, Esq.
- A Joseph Scott, Esq.
- Paul Goldman, Esq.
- David Reilly, Albany County Commissioner of Division of Management & Budget
- Sia Googas, Counsel to the Albany County Executive

Guests:

- Matthew Smullen, CPL
- Zac Conley, CRESA
- Margaret Irwin, River Street Planning & Development
- Lisa Nagle, EDR
- Megan Baker, Baker Public Relations
- Tiarnan Barrett, Baker Public Relations
- Luke Nathan, Albany Business Review
- Michael Ofiesh, Pine Hills Neighborhood Association
- Virginia Hammer, Pine Hills Neighborhood Association



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- Ken Louzier, City of Albany Neighborhood Specialist
- John Wallner, Pine Hills Resident
- Jennifer Laursen, Friends of Chamber Music
- Michael Kirsty, Friends of Chamber Music
- Margaret Skinner, Pine Hills Neighborhood Association

The meeting was called to order at 10:00 am and began with a moment of silence for the anniversary of 9/11.

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 August 14, 2025. The Minutes were approved pursuant to a unanimous vote.
3. The next order of business was the CFO Report. Ms. Thompson highlighted successful cost reduction efforts, achieving a 60-70% decrease in overtime and saving around \$400,000 annually by eliminating outside security vendors, Ms. Thompson then presented, reviewed and discussed the financial statement and balance sheet for July 2025. She noted that the County reimbursed \$1.8 million for campus expenses and discussed the current budget preparation for 2026, which is due by the end of October. Additionally, she provided insights into, and answered questions concerning, the balance sheet and various expenses incurred.
4. The next order of business was the CEO Report.
 - a. A strategic planning update on the Reimagine Saint Rose initiative was given by Mr. Smullen, Mr. Conley, and Ms. Irwin of the CPL/ River Street Planning/ EDR team. The presentation provided an update on the three phases of the project. Phase one, site analysis and data collection, is nearly complete and includes detailed building information, photographs, and a ranking system on a one-to-five scale, all of which will be available through an interactive dashboard. Phase two, public and community engagement, is ongoing and has seen strong public/community participation, with over 300 people attending workshops and more than 374 survey responses received to date, with 20–30 new responses coming in daily. Another public meeting is scheduled for September 25. Phase three, concept deliverables and feasibility studies, is now underway, with initial models and test-fit options being explored, including 3D-printed housing concepts, as the team works to align community feedback with demographic and market data. Key findings to date include condition assessments that provide photo-documented evaluations of each building, along



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with demographic trends showing a projected 12% increase in residents aged 65 and older within a three-mile radius, pointing to potential demand for senior living. Survey and workshop feedback also highlighted strong support for mixed-income housing, community and multicultural spaces, adult education and training, recreation such as parks, gardens, and pools, and wellness facilities. Importantly, there is growing alignment between market data, public input, and redevelopment possibilities, reinforcing the direction of the work. Community engagement efforts are rebuilding alumni connections, with participation expanding from just two initial alumni to over 80 engaged through surveys. Neighborhood associations have also expressed strong support, and survey responses indicate a clear interest in housing, dining, entertainment, and inclusive community space. Next steps include continuing surveys and outreach to county residents and neighborhood associations, convening a full-day design charrette with the design team next week, and advancing into phase three with more detailed feasibility analysis and refined concepts.

- b. Mr. Owens then presented potential Resolution 2025-09-01, which authorizes the CEO and Chair to negotiate and execute an amendment to add the former College of Saint Rose Hearst Communications (996 Madison Avenue) to the existing license/use agreement with Albany County. After a motion made by Ms. Paulino, seconded by Ms. Reginelli, Resolution 2025-09-01 was approved pursuant to a unanimous vote.
 - c. Mr. Scott then presented potential Resolution 2025-09-02, which relates to adoption of a Facility Use Policy. The resolution authorizes the Authority to address requests in a consistent and organized manner, ratifies prior actions, and affirms the Authority's ability under the Public Authorities Act to adopt such policies. After a motion made by Ms. Higgins, seconded by Ms. Paulino, Resolution 2025-09-02 was approved pursuant to a unanimous vote.
 - d. Finally, Mr. Owens highlighted the annual conflict of interest review process, which includes completion of disclosure forms by each board member. This review serves as a reminder for members to remain vigilant about potential conflicts in their roles and disclose potential conflicts as they arise throughout the year.
5. The next order of business was Other Business. Mr. O'Connor distributed a letter from the Pine Hills Neighborhood Association. Ms. Walsh shared that herself, Ms. Higgins and Ms. Paulino recorded a podcast with the County Executive, which is set to air next week, and encouraged members to tune in for valuable insights. The podcast, titled



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Albany County Direct, features discussions on various topics relevant to the community.

6. The next order of business was Public Comments. Ms. Hammer read aloud the aforementioned letter from the Pine Hills Neighborhood Association urging the board to delay any property sales until the redevelopment consultants' recommendations are complete to ensure full community input and maximize property value. Mr. O'Connor clarified that it has taken no action to sell any campus properties and that the 90-day statement issued in response to the county's request does not authorize a sale. Mr. Wallner thanked the County Executive for supporting community access to the Hearst Center and potential creative uses of the campus, apologized if he has seemed pushy, and offered his assistance in facilitating collaborations—particularly involving the Massery Center and arts-focused development—for the consultants and board. Ms. Skinner, a long-time neighborhood resident, praised Mrs. Irwin and the consultants for their thorough report, noting the value of the demographic data and broader perspectives brought to the project, and expressed appreciation for inclusive planning that considers both long-term residents and newcomers, while also highlighting her hope that the sanctuary space remains preserved as a place of rest and refuge. Mr. Kirsty, Executive Director of the Friends of Chamber Music, thanked Mr. O'Connor and the board for their work, noted the success and enthusiasm of the classical chamber music concerts held at the Massery Center, and expressed interest in connecting with the consultants to share his organization's perspective. Finally, Mr. O'Connor introduced additional attendees, including Megan Baker from Baker PR, as well as Sia Googas, the new counsel to the County Executive.
7. 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) for the Board to seek and receive legal advice from the Authority's counsel. A motion made by Ms. Reginelli to end the regular Board Meeting and enter Executive Session, seconded by Ms. Melendez, was approved pursuant to a unanimous vote. Upon a motion made by Ms. Higgins, seconded by Ms. Melendez and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 12:09 pm. No action was taken in the Executive Session.
8. After a motion made by Ms. Paulino to adjourn, seconded by Ms. Reginelli, the meeting adjourned with unanimous consent from all Board Members at 12:10 pm.