



**Albany County Pine Hills Land Authority**  
**Board of Directors Meeting Minutes – 11/18/2025**

A Special Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Tuesday, November 18, 2025, at 10:00 am at 1009 Madison Avenue, Albany, NY 12208. 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; John Nigro, Vice-Chair; Alison Walsh, Secretary; Sarah Reginelli, Treasurer; Alejandra Paulino, Member; Jasmine Higgins, Member

Excused Members:

- Dannielle Melendez, Member

Advance Albany County Alliance Staff:

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

Also present:

- Thomas Owens, Esq.
- Paul Goldman, Esq.
- Alexander Mathes, Consultant
- Sia Googas, Counsel to the Albany County Executive
- Ann Marie Salmon, Albany County Director of Planning, Conservation, and Sustainability
- Susan Rizzo, Albany County Comptroller

Guests:

- Matthew Smullen, CPL
- Michael Mistriner, CPL
- Richard Henry, CPL
- Margaret Irwin, River Street Planning & Development
- Geoff Redick, Baker Public Relations
- Tiarnan Barrett, Baker Public Relations
- Michael Lalli, Albany County
- Luke Ramsey, University of Albany
- Gerard Marino, University of Albany
- Michael Ofiesh, Pine Hills Resident
- John Wallner, Pine Hills Resident



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- Carolyn Keefe, Pine Hills Neighborhood Association
- Maribel Ramos, City of Albany Neighborhood Specialist
- Jim MacFawn
- Roslyn Jefferson, Pine Hills Resident
- Ken Louzier, City of Albany Neighborhood Specialist
- BJ Costello, Albany Waterway
- Jesse Taylor, WAMC
- Liz Gaudet, Buckingham Lake Neighborhood Association
- Ken Stier, Pine Hills Resident

The meeting was called to order at 10:04AM.

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 the October 23, 2025, meeting. Upon a motion made by Ms. Higgins, seconded by Mr. Nigro, the Minutes were approved pursuant to a unanimous vote.
3. For the next order of business, Mr. Mazza opened the floor for Public Comments to allow community members to address the Board before the continuation of the meeting. Two members of the public (Ms. Keefe and Mr. Wallner) and County Comptroller Rizzo offered comments, as well as Mr. Marino on behalf of UAlbany.
4. The next order of business was the CFO Report. Ms. Thompson reported that year-to-date, the County has reimbursed \$2.3 million, with major expenses including \$731,000 for insurance, \$530,000 for payroll and benefits, and \$501,000 for utilities. The first \$2 million interest-only bond payment is due in February, and a new employee handbook and weekly facilities walkthroughs are being implemented to help manage costs. Bonadio will present its audit plan on December 11, and the 2026 budget was submitted by the October 31 deadline.
5. The next order of business was the CEO Report.
  - a. Mr. O'Connor and Mr. Mazza turned the meeting over to Mr. Henry, Mr. Smullen and Mr. Mistriner of the contracted redevelopment team CPL to provide a presentation of the final report for the Redevelopment Plan. The consultant team presented a high-level overview of the final redevelopment report, noting that it incorporates demographic and market analysis, community engagement findings, and detailed building condition assessments. They explained the process used to evaluate all 72 campus buildings for potential reuse, resulting in proposed "districts" and multiple redevelopment concepts



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emphasizing green space, walkability, selective removal, mixed-use and residential opportunities, and alignment with community priorities. The presentation highlighted key areas of development interest—particularly the northeast corner of the campus—along with challenges related to renovating former dormitory houses. Several public, private, and institutional entities have expressed interest in specific buildings, and the consultants emphasized that public activation of the site will be critical to attracting private investment. Supporting materials, including developer feedback, public comments, and grant-funding options, will accompany the final report. Mr. Mazza thanked the team for their work and emphasized opportunities to rehabilitate campus houses, noted strong public and developer interest in redevelopment, and supported moving forward with steps that encourage broader community involvement in the campus's future. Mr. O'Connor highlighted the board's significant progress since 2024, emphasized that the campus redevelopment plan is a flexible starting point, and stressed that the next phase focuses on opening the campus to the community, pursuing mixed public-private development, and moving quickly and transparently to revitalize the neighborhood while leveraging available resources and staff expertise. Ms. Higgins also thanked the consulting team for their hard work.

- b. Mr. Owens presented Resolution 2025-11-01, authorizing negotiation and execution of a purchase and sale agreement for Centennial Hall and issuance of the required 90-day statement (with any transfer subject to further Board approval). Upon a motion made by Ms. Higgins, seconded by Ms. Reginelli, Resolution 2025-11-01 was approved pursuant to a unanimous vote. It was noted for the record that a financial donation was made decades ago by Mr. Nigro toward the construction of Centennial Hall; he has no remaining financial interest in the property but wished to publicly acknowledge his past contribution.
  - c. Mr. Owens then presented Resolution 2025-11-02, which authorizes the negotiation and execution of an agreement with Albany County to assume management services for campus maintenance, given the County's greater maintenance capacity and the Authority's limited staffing, with any resulting agreement to be executed by the Chair and CEO. Upon a motion made by Ms. Walsh, seconded by Ms. Paulino, Resolution 2025-11-02 was approved pursuant to a unanimous vote.
6. The next order of business was Executive Session. Upon a motion made by Ms. Walsh



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to end the regular Board Meeting and enter Executive Session for the purpose of discussing the potential disposition or acquisition of real property for which the publicity of such discussion would substantially affect the value thereof, seconded by Ms. Reginelli, the motion was approved pursuant to a unanimous vote. Upon a motion made by Ms. Higgins, seconded by Ms. Walsh and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 11:57 AM. No action was taken in the Executive Session.

7. The next order of business was Other Business. Mr. Owens presented a resolution authorizing the CEO to issue a 90-day Explanatory Statement pursuant to the Public Authority Law regarding a potential property disposition to the Henry Johnson Charter School for 993 Madison and 432 Western, noting that a letter of interest had been received from the school. A motion was made by Ms. Walsh, seconded by Ms. Higgins, and a discussion thereafter noted that the Authority has now entered the redevelopment phase of the Campus guided by the new master plan, and stressed that the 90-day statement does not commit the board to any property transfer but simply initiates the timeline needed to consider the implementation of any such potential disposition, and emphasized that the Board will look to the CEO to evaluate proposals in alignment with that roadmap. The resolution was passed pursuant to a unanimous vote.
8. After a motion made by Ms. Higgins to adjourn, seconded by Ms. Walsh, the meeting adjourned with unanimous consent from all Board Members at 12:00 PM.