



Albany County Pine Hills Land Authority

Board of Directors Meeting Minutes – 12/11/2025

A Regular Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, December 11, 2025, at 10:30 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:

Alison Walsh, Secretary/ Acting Chair; Sarah Reginelli, Treasurer; Alejandra Paulino, Member; Jasmine Higgins, Member; Dannielle Melendez, 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
- Sara Paulsen, Executive Assistant
- Antionette Dukes-Hedge, Economic Development Coordinator

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
- Michael McLaughlin, Deputy Albany County Executive
- Susan Rizzo, Albany County Comptroller
- Matthew Smullen, CPL
- Geoff Redick, Baker Public Relations
- Tiarnan Barrett, Baker Public Relations
- Kevin Butterfield, Albany County Executive Deputy Director of Communications

Guests:

- John Wallner, Pine Hills Resident
- Michael Ofiesh, Pine Hills Neighborhood Association
- Ken Louzier, City of Albany Neighborhood Specialist
- Virginia Hammer, Pine Hills Neighborhood Association
- Dennis Gaffney, Pine Hills Resident
- Caitlin Brown, WAMC
- Ken Stier, Pine Hills Resident



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- Margie Skinner, Pine Hills Resident

The meeting was called to order at 10:30AM.

1. As the first order of business, a Roll Call was made by acting Chairwoman Walsh, and it was confirmed there was quorum.
2. The next order of business was the Approval of Minutes of the November 18, 2025, meeting. Upon a motion made by Ms. Paulino, seconded by Ms. Higgins, the Minutes were approved pursuant to a unanimous vote.
3. For the next order of business, Ms. Walsh opened the floor for Public Comments to allow community members to address the Board before the continuation of the meeting. Five members of the public (Ms. Hammer, Mr. Wallner, Ms. Skinner, Mr. Stier and Mr. Gaffney) offered comments.
4. The next order of business was Committee Reports. As Audit Committee Chair, Ms. Walsh provided a report on the audit process and related Resolution passed by the Audit Committee to engage with The Bonadio Group for the upcoming year's audit services. As Governance Committee Chair, Ms. Higgins reported the discussion regarding the annual Conflict of Interest Policy Declaration form, and the achievements of 2025 performance goals.
5. The next order of business was the CFO Report. Ms. Thompson reviewed the October 31, 2025 balance sheet, noting cash on hand from County reimbursements, funds held in an interest-bearing debt reserve, and long-term liabilities related to the bond issuance, with major expenses including insurance, payroll and benefits, professional services, repairs and maintenance, and utilities.
6. The next order of business was the CEO Report. Mr. O'Connor highlighted Albany County's leadership in stabilizing the former College of Saint Rose campus through the Authority, strategic planning, and public engagement, noting that County occupancy has prevented deterioration, generated redevelopment interest, and laid the groundwork for future uses that are expected to return portions of the campus to the tax rolls.
 - a. Resolution 2025-12-01 was presented by Mr. Owens to amend and extend the previously approved Professional Services Agreement through 2026, reflecting increased staffing levels and an adjusted monthly fee, as part of the agreement's annual review and renewal process. Upon a motion made by Ms. Higgins, seconded by Ms. Paulino, Resolution 2025-12-01 was approved pursuant to a unanimous vote.
 - b. Resolution 2025-12-02 was then presented by Mr. Owens, which authorizes the



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disposition and transfer of certain campus properties, including approval of the purchase and sale agreement, required filing of tax maps and boundary adjustments, termination of obsolete easements, establishment of a shared campus management framework, completion of SEQRA review with a determination of no significant environmental impact, and authorization for the Chairman and CEO to execute all necessary documents and proceed to closing in accordance with the Authority's enabling legislation and mission. Upon a motion made by Ms. Paulino, seconded by Ms. Reginelli, Resolution 2025-12-02 was approved pursuant to a unanimous vote.

- c. Finally, Mr. Owens reported that, following Board approval of the resolution to pursue a maintenance agreement, discussions with Albany County are underway and the management agreement is expected to take effect in January, with progress continuing as planned.
7. The next order of business was Other Business. The 2026 meeting dates were included on the last page of the meeting packet for informational purposes.
8. The next order of business was Executive Session. Upon a motion 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, made by Ms. Reginelli and seconded by Ms. Higgins, the motion was approved pursuant to a unanimous vote. Upon a motion made by Ms. Paulino, seconded by Ms. Higgins and unanimously approved, the Board exited Executive Session and returned to the regular Board Meeting at 12:31 PM. No action was taken in the Executive Session.
9. After a motion made by Ms. Paulino to adjourn, seconded by Ms. Reginelli, the meeting adjourned with unanimous consent from all Board Members at 12:31 PM.