



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 10/23/2025

A Special Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, October 23, 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 (participated virtually, but not counted for quorum, etc.)

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.

Guests:

- Matthew Smullen, CPL
- Michael Mistriner, CPL
- Richard Henry, CPL
- Margaret Irwin, River Street Planning & Development
- Lisa Nagle, EDR
- Geoff Redick, Baker Public Relations
- Tiarnan Barrett, Baker Public Relations
- Sarah Dunlap, Baker Public Relations
- John Wallner, Pine Hills Resident

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

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 October 9, 2025. Upon a motion made by Ms. Reginelli, seconded by Ms. Walsh, the Minutes were approved pursuant to a unanimous vote.



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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. One member of the public, Mr. Wallner, offered a comment.
4. The next order of business was Executive Session. Upon a motion made by Ms. Higgins to end the regular Board Meeting and enter Executive Session for the purpose of discussing the potential disposition or acquisition of real property when 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 12:31 PM. No action was taken in the Executive Session.
5. The next order of business was Other Business. There was no Other Business.
6. After a motion made by Ms. Higgins to adjourn, seconded by Ms. Higgins, the meeting adjourned with unanimous consent from all Board Members at 12:32 PM.