



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 1/8/2026

A Regular Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, January 8, 2026, at 10:00 am at 1009 Madison Avenue, Albany, NY 12208. Members of the public were able to attend the meeting 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; Alison Walsh, Secretary; Sarah Reginelli, Treasurer; Alejandra Paulino, Member; Jasmine Higgins, Member

Excused Members:

- John Nigro, Vice-Chair
- 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

Also present:

- Thomas Owens, Esq.
- Dustin Mitchell, Henry Johnson Charter School
- David Reilly, Albany County Commissioner of Division of Management & Budget
- Ann Marie Salmon, Albany County Director of Planning, Conservation, and Sustainability
- Sia Googas, Counsel to the Albany County Executive
- Zac Conley, Cresa
- Megan Baker, Baker Public Relations
- Geoff Redick, Baker Public Relations

Guests:

- Michael Ofiesh, Pine Hills Neighborhood Association
- Carolyn Keefe, Pine Hills Neighborhood Association
- John Wallner, Pine Hills Resident
- Virginia Hammer, Pine Hills Neighborhood Association
- Therese Joyce, Pine Hills Neighbor
- Ken Louzier, City of Albany Neighborhood Specialist
- Tom Schmidt, City of Albany Resident
- Marggie Skinner, Pine Hills Resident
- Dennis McDonald, Former Saint Rose Employee



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The meeting was called to order at 10:03AM.

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 of the December 18, 2025, meeting. Upon a motion made by Ms. Walsh, seconded by Ms. Higgins, 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. Four members of the public (Ms. Keefe, Mr. Wallner, Ms. Hammer, Ms. Joyce) offered comments.
4. The next order of business was Annual Housekeeping Items.
 - a. Resolution 2026-01-01 was presented by Mr. Owens to confirm Renewal of Board Positions. Mr. Mazza was nominated for Chairman by Ms. Higgins, seconded by Ms. Walsh. Ms. Walsh was nominated for Vice Chair by Ms. Reginelli, seconded by Ms. Higgins. Ms. Higgins was nominated for Secretary by Mr. Mazza, seconded by Ms. Walsh. Ms. Reginelli was nominated for Treasurer by Ms. Walsh, seconded by Ms. Higgins. Resolution 2026-1-01 was approved pursuant to a unanimous vote.
 - b. Resolution 2026-01-02 was presented by Mr. Owens to approve the Mission Statement and Performance Goals for 2026, as well as the 2025 Annual Performance Measurement Report. Upon a motion made by Ms. Paulino, seconded by Mr. Mazza, Resolution 2026-01-02 was approved pursuant to a unanimous vote.
 - c. Resolution 2026-01-03 was presented by Mr. Owens to review and approve the Procurement Policy, Property Acquisition Policy, Property Disposition Policy and Investment Policy. There were no changes to any of the Policies. Upon a motion made by Ms. Paulino, seconded by Ms. Walsh, Resolution 2026-01-03 was approved pursuant to a unanimous vote.
5. The next order of business was the CFO Report. Ms. Thompson reviewed year-to-date financial activity, noting County reimbursements for operating expenses, major cost categories including payroll, professional services, and utilities, and a recent bond paydown related to the sale of five buildings to the County, reducing outstanding debt. She also reported that the 2025 audit will begin shortly and is expected to be presented in March to meet the March 31 reporting deadline.



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6. The next order of business was the CEO Report.
 - a. Mr. O'Connor introduced Mr. Mitchell from the Henry Johnson Charter School, who provided an overview of the school's mission, academic success, and recent five-year charter renewal, and expressed interest in partnering with the Authority to expand its K-4 program into a K-8 middle school by pursuing a facility opportunity at the St. Rose Campus, consistent with the Authority's vision for the site.
 - b. Mr. Conley of Cresa provided a high-level update on the St. Rose Campus redevelopment "playbook" and implementation phase, outlining next steps including developer outreach, issuance of RFPs/RFQs, negotiation of development and ground lease agreements, shared-services planning, and identification of funding incentives. He reviewed the status of recently closed properties, active 90-day evaluation periods, and additional sites with strong developer interest, and described Cresa's proposed role in supporting marketing, brokerage, and RFP development to advance campus redevelopment aligned with the Authority's vision.
 - c. Resolution 2026-1-04 was presented by Mr. Owens, which authorizes the Authority to retain Cresa for real estate consulting services pursuant to a professional services engagement under the Procurement Policy. Upon a motion made by Mr. Mazza, seconded by Ms. Reginelli, Resolution 2025-12-01 was approved pursuant to a unanimous vote.
7. The next order of business was Other Business. Mr. Mazza expressed appreciation to the Board, community, and neighborhood stakeholders for their efforts and noted that the Authority is well positioned to move forward thoughtfully and deliberately in addressing its 2026 priorities.
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 acquisition, sale of lease of real property when the publicity of such discussion would substantially affect the value thereof, made by Mr. Mazza and seconded by Ms. Walsh, 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 11:54 AM. No action was taken in the Executive Session.
9. After a motion made by Ms. Higgins to adjourn, seconded by Ms. Walsh, the meeting adjourned with unanimous consent from all Board Members at 11:55 AM.