



Albany County Pine Hills Land Authority
Governance Committee Meeting Minutes – 12/11/2025

A Regular Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Governance Committee was held on Thursday, December 11, 2025, at 10:15 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:

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

Excused Members:

- Dominic Mazza, Ex-Officio Member
- John Nigro, 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

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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- Marggie Skinner, Pine Hills Resident

The meeting was called to order at 10:15 am.

1. As the first order of business, a Roll Call was made, and it was confirmed there was a quorum.
2. The next order of business was the Approval of Meeting Minutes from May 8, 2025. Upon a motion made by Ms. Walsh, seconded by Ms. Paulino, the Minutes were approved pursuant to a unanimous vote.
3. The next order of business was Annual Governance Committee Housekeeping Items. The Board reviewed the annual Governance Committee items, including completion of the Conflict-of-Interest Policy Declaration, attainment of 2025 performance goals, and the draft creation of 2026 performance goals, which will focus on continued campus development. The Committee also provided its annual report, covering governance practices, compliance calendars, updated policies on property disposition, procurement, acquisitions, investments, ethics, and performance reporting. It was noted that the current Board composition continues to bring expertise in public authority governance, local and state government operations, property development, financial oversight, and community involvement. The Committee reviewed its charter and recommended no changes.
4. The meeting adjourned with unanimous consent of all Committee Members at 10:19AM.