

ALBANY COUNTY CAPITAL RESOURCE CORPORATION (ACCRC)
BOARD MEETING MINUTES
January 7, 2026

The monthly Board of Directors meeting of the Albany County Capital Resource Corporation was held on Wednesday, January 7, 2026, at 5:00 p.m. at 111 Washington Ave, Suite 100, Albany, New York 12210. Members of the public were invited to attend in person.

Attending

Hon. Gary W. Domalewicz, Chairman; Hon. Wanda Willingham, Vice Chair Michael Paparian, Treasurer; William Murphy, Secretary; Hon. Dennis Feeney, Member

Excused

None

Also Present

Kevin O'Connor, Chief Executive Officer; Amy Thompson, Chief Financial Officer; Antionette Hedge, Economic Development Coord.; Sara Paulsen, Executive Assistant; Kevin Catalano, SVP; Mark Opalka, Controller; Clayton Besch, Project Manager; Alexander Mathes, AACA Consultant; Christopher C. Canada, Esq. Hodgson Russ LLP.; David Grossklaus, Dorsey; Taylor Otterstatter, Dorsey, Nick Harshfield, Lifespace Communities

Call to Order

The meeting of the ACCRC was called to order by Chairman Domalewicz at 5:00 p.m.

Roll Call

Roll was called, and it was noted a quorum was present.

Approval of the Minutes

Chairman Domalewicz asked for a Motion to approve the Minutes of November 5, 2025 monthly meeting as presented.

Motion by Hon. Dennis Feeney and Seconded by William Murphy

Vote: Motion was adopted (5-0)

Chair Report

None.

Audit Committee

None.

Finance Committee

None.

Governance Committee

None.

CFO Report

Ms. Thompson presented the draft of the December 2025 Narrative Statement & Financials. The final report will be available after the audit is completed.

Chairman Domalewicz asked for a motion to accept draft of the December 2025 Narrative Statement & Financials.

Motion by Hon. Dennis Feeny and Seconded by Michael Paparian

Vote: Motion was adopted (5-0)

CEO Report

None.

Other Business

Mr. Catalano presented an application from Teresian House Housing Corporation and introduced representatives of the application from Dorsey and Lifespace Communities. Mr. Catalano confirmed the project owners had approached ACCRC directly and not the City of Albany. The scope of the project is Lifespace Communities will take on the existing debt and additional funds for maintenance and working capital.

Chairman Domalewicz asked for a motion to accept the application from Teresian House Housing Corporation.

Motion by Hon. Dennis Feeny and Seconded by Hon. Wanda Willingham

Vote: Motion was adopted (5-0)

Mr. Canada presented a Public Hearing Resolution authorizing the CEO of ACCRC to hold a Public Hearing regarding the proposed project to be undertaken for the benefit of Teresian House Housing Corporation

Chairman Domalewicz asked for a motion to accept the Public Hearing Resolution

Motion by Hon. Dennis Feeny and Seconded by Michael Paparian

Vote: Motion was adopted (5-0)

Public Comments

None.

Open Discussion

None.

Executive Session

None.

Adjournment

Chairman Domalewicz asked for a Motion to adjourn the meeting at 5:17 pm.
Motion by Hon. Wanda Willingham and Seconded by Hon. Dennis Feeney
Vote: Motion was adopted (5-0)