

**ALBANY COUNTY CAPITAL RESOURCE CORPORATION (ACCRC)**  
**BOARD MEETING MINUTES**  
**February 4, 2026**

A monthly meeting of the Albany County Capital Resource Corporation (ACCRC) Board of Directors was held on Wednesday, February 4, 2026, at 5:10 p.m. at 111 Washington Ave, Suite 100, Albany, New York 12210. Members of the public were able to attend the meeting in person. Additionally, the meeting was livestreamed via the internet.

**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, CFO; Kevin Catalano, SVP & Dir. of Commercial Lending; Antionette Hedge, Economic Development Coord.; Sara Paulsen, Executive Assistant, Clayton Besch, Project Manager; Mark Opalka, Controller; Alexander Mathes, AACA Consultant; Christopher C. Cananda, Esq., Hodgson Russ LLP.; and Bret Collazzi, HR&A

**Call to Order**

The meeting of the ACCRC was called to order by Chairman Domalewicz at 5:10 p.m.

**Roll Call**

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

**Approval of the Minutes**

Mr. Domalewicz presented the Minutes from January 7, 2026. There were no changes.

Mr. Domalewicz asked for a Motion to approve the Minutes of January 7, 2026 monthly meeting as presented.

Motion by Hon. Dennis Feeney and Seconded by Michael Paparian

Vote: Motion was adopted (5-0)

Motion passed.

**Governance Committee Report**

Mr. Cananda presented the recommended roles for the Governance, Finance, and Audit Committees remain the same and presented Resolution 0226-01 to adopt the Annual Housekeeping.

Mr. Domalewicz asked for a Motion to adopt Resolution 0226-01 as presented.  
Motion by Hon. Dennis Feeney and Seconded by Michael Paparian  
Vote: Motion was adopted (5-0)  
Motion passed.

### **CFO Report**

Ms. Thompson presented the budget versus actual year to date, December 2025. They are draft financials that will be finalized once the audit is complete. Open questions to the Board. There were none.

Mr. Domalewicz asked for a motion to accept the CFO Report.  
Motion by Hon. Dennis Feeney and Seconded by Michael Paparian  
Vote: Motion was adopted (5-0)  
Motion passed.

Next, Ms. Thompson presented an audit update. It started the first week of January. They are uploading items to the portal as requested by BST. All but two projects have been received. They will be ready to present the audit in March.

Mr. Domalewicz asked for a motion to accept the Audit Report.  
Motion by Hon. Wanda Willingham and Seconded by Hon. Dennis Feeney  
Vote: Motion was adopted (5-0)  
Motion passed.

### **CEO Report**

Mr. O'Connor presented the plan to redo the county strategic plan and introduced Bret Collazzi of HR&A. He presented it to the other managed organizations. Mr. Collazzi gave a short presentation of the timeline for the new strategic plan. The document is a roadmap on where to focus efforts on various activities across all the entities. The goal is for the next several months to build up the document to be able to update what the agency has been doing and how changes have happened in the industry. They will discuss what needs to be scaled back and what programs should be launched. The target is to have a draft of the strategic plan by the end of April. Open to questions. There were none.

### **Lifespace Avila Project**

Mr. Domalewicz explained the project has been withdrawn by the borrower, and there is no action needed by the Board.

### **Public Comments**

None.

### **Open Discussion**

None.

### **Executive Session**

None.

### **Adjournment**

Mr. Domalewicz asked for a Motion to adjourn the meeting at 5:17 pm.

Motion by Hon. Dennis Feeney and Seconded by William Murphy

Vote: Motion was adopted (5-0)

Motion passed.