



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 3/12/2026

A Regular Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, March 12, 2026, at 10:30 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, Vice Chair; Sarah Reginelli, Treasurer; Jasmine Higgins, Secretary; Alejandra Paulino, Member

Excused Members:

- Dannielle Melendez, Member (video)

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:

- Peter Gannon, United Way of the Greater Capital Region
- Thomas Owens, Esq.
- Paul Goldman, Esq.
- Alexander Mathes, AACA Consultant
- Ann Marie Salmon, Albany County Director of Planning, Conservation, and Sustainability
- Sia Googas, Counsel to the Albany County Executive
- Michael Lalli, Albany County Director of Operations
- Susan Rizzo, Albany County Comptroller
- Zac Conley, Cresa
- Dr. Michael Brophy, Hudson Valley Community College

Guests:

- John Wallner, Pine Hills Resident
- Carolyn Keefe, Pine Hills Neighborhood Association
- Ken Louzier, City of Albany Neighborhood Specialist
- Marggie Skinner, Pine Hills Resident
- Virginia Hammer, Pine Hills Neighborhood Association

The meeting was called to order at 10:30AM.

1. As the first order of business, a Roll Call was made, and it was confirmed there was



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quorum.

2. The next order of business was the Approval of Minutes of the February 12, 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. Three members of the public (Mr. Wallner, Ms. Skinner and Ms. Hammer) and County Comptroller Rizzo offered comments.
4. The next order of business was the Review and Approval of PARIS Reports. The PARIS report was presented, summarizing financial data from the audited statements, board member terms and compensation status, and property acquisitions, with a longer property section this year due to the Saint Rose properties acquired during 2025; it was also noted that there were potential dispositions estimated to occur during 2026, and such transfers would be reflected in the PARIS reports next year. Minor, non-substantive edits were identified, including correcting the audit year and board member classifications for Ms. Higgins and Ms. Reginelli, and such corrections will be made prior to submission. Resolution 2026-03-01 was presented to authorize the CEO, CFO, and Treasurer to submit the report through the PARIS system (or otherwise) to the appropriate state and local entities. Upon a motion made by Ms. Walsh and seconded by Ms. Higgins, Resolution 2026-03-01 was approved pursuant to a unanimous vote.
5. The next order of business was Executive Session. A motion to end the regular Board Meeting and enter Executive Session for the purpose of (i) discussing the potential acquisition, sale of lease of real property when the publicity of such discussion would substantially affect the value thereof, and (ii) discussing the potential appointment or retention of particular person or corporation was made by Ms. Higgins and seconded by Ms. Walsh; the motion was approved pursuant to a unanimous vote. Ms. Reginelli (at approximately 10:40 AM) and Ms. Paulino (at approximately 12:00 PM) had to leave the Meeting due to previously communicated business meetings/requirements, resulting in a loss of quorum. No action was taken in the Executive Session.
6. At 12:41 PM, the meeting adjourned due to lack of quorum.