



Board of Directors Meeting

Tuesday, May 12, 2026, at 8:30 am
111 Washington Ave, Suite 100, Albany, NY 12210
Conference Room

AGENDA

1. Welcome & Roll Call Alan Goldberg, Chair
2. Review/Approve Meeting Minutes – March 25, 2026 p.3-5 Alan Goldberg, Chair
3. CFO Report Mark Opalka, Controller
 - a. March 2026 Financials p. 6-17
 - b. Review of Investment Portfolio
 - c. Recurring Revenue Update
4. CEO Report Kevin O'Connor, CEO
 - a. 106 S Pearl Street - SEQRA Determination p.21-47 Jeremy Smith
 - i. (action) Resolution 2026-05-01 p.18-20 Thomas M. Owens, Esq
 - b. 106 S Pearl Street - Award of Design Build RFP Kevin O'Connor, CEO
 - i. (action) Resolution 2026-05-02 p.48-51 Thomas M. Owens, Esq
 - c. Central Warehouse Update Jeremy Smith
 - d. AI Tech Steel Site Update Clayton Besch
 - e. ACPHLA Management Transition Kevin O'Connor, CEO
5. Other Business
 - a. Arts and Culture Grant Program Update Alan Goldberg, Chair
6. Public Comments
7. Executive Session (if necessary) Alan Goldberg, Chair
8. Adjournment Alan Goldberg, Chair