



Albany County Pine Hills Land Authority
Board of Directors Meeting Minutes – 4/9/2026

A Regular Meeting of the Albany County Pine Hills Land Authority (“ACPHLA” or “Authority”) Board of Directors was held on Thursday, April 9, 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:
Alison Walsh, Chair; Sarah Reginelli, Treasurer; Jasmine Higgins, Secretary; Alejandra Paulino, Member, Dannielle Melendez, Member, James W. MacFawn, Member.

Excused Members: Peter Gannon (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:

- 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
- David Reilly, Albany County Commissioner of Management & Budget
- Alex Dott, Albany County Deputy Commissioner of Management & Budget
- Susan Rizzo, Albany County Comptroller
- Kevin Bette, First Columbia

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. Prior to a Roll Call, the newest member of the board, James MacFawn, introduced himself and briefly discussed his background, which includes being an alumnus of the



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former College of Saint Rose. Mr. MacFawn

2. Next, a Roll Call was made, and it was confirmed there was quorum.
3. The next order of business was the Board of Directors Chair Nomination. Mr. Thomas Owens provided an overview of the resolution nominating current Vice Chair Alison Walsh as the next Chairperson of the Board of Directors. Resolution 2026-04-01 on a motion made by Ms. Reginelli, seconded by Ms. Paulino was passed by unanimous vote. Ms. Walsh abstained.
4. The next order of business was the Approval of Minutes of the March 12, 2026 meeting. Upon a motion made by Ms. Walsh, seconded by Ms. Melendez, the Minutes were approved pursuant to a unanimous vote.
5. For the next order of business, Ms. Walsh opened the floor for Public Comments to allow community members to address the Board before the continuation of the meeting. County Comptroller Rizzo and one member of the public (Mr. Wallner) offered comments.
6. Next, Ms. Thompson provided the CFO Report to the board. Ms. Thompson presented the organization's financial report through February 28th, 2026, informed the Board that their property insurance policy was renewed in March and the PARIS report had been finalized and filed.
7. The next order of Business was the CEO Report. Mr. O'Connor invited Mr. Kevin Bette, Principal of First Columbia Development Group, to speak with the Board about their pending purchase of 1009 Madison Avenue, the former Lally School of Education. Mr. Bette offered to assist the Board with developing a master plan of the campus and expressed optimism that they will be creating new jobs with their purchase of the property. Mr. O'Connor then provided a rundown of other business and ongoing discussions, including the potential purchase of Albertus Hall and the Science Building by the Henry Johnston Charter School, and the completed closing of 930 Madison Ave. (Centennial Hall) with UAlbany for \$12M. Mr. Goldman provided a brief report on the transaction and Mr. O'Connor then addressed UAlbany's interest in purchasing 908 Madison Ave. and 912 Madison Ave and confirmed that the 90-day statement has been issued and suggested that the Board will need to address the Purchase and Sale Agreement for that closing in the near future.
8. Next, for Other Business, Sr. VP of Development Dylan Turek provided a Business Development update to the board on behalf of consultant Zac Conley with Cresa. Mr. O'Connor then provided additional information on the transfer of management of the Albany County Pine Hills Land Authority from the Advance Albany County Alliance



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to the County through the assignment of the agreement between the Alliance and the Authority. Mr. Owens presented Resolution 2026-04-02 authorizing the County to provide Authority with the services previously provided by the Alliance, and a motion was made by Ms. Walsh, seconded by Ms. Reginelli and passed unanimously by roll call vote. Mr. Owens then presented Resolution 2026-04-03 appointing a new CEO and CFO for the Authority. County Director of Operations, Michael Lalli, was nominated to serve as CEO and County Commissioner of Budget & Management, David Reilly, was nominated to serve as CFO. A motion was made by Ms. Reginelli, seconded by Ms. Higgins, and passed unanimously. Mr. Owens then presented Resolution 2026-04-04 to appoint Banking Officers, naming Ms. Walsh, Ms. Reginelli and Mr. Lalli as authorized signatories on ACPHLA banking accounts. A motion was made by Ms. Paulino and seconded by Ms. Higgins, and the resolution passed unanimously by roll call vote. Mr. O'Connor then provided remarks to the Board thanking them for their service to the community and for providing him with the opportunity to serve as the Authority's CEO.

9. 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 or 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. Reginelli, seconded by Ms. Melendez and approved unanimously at approximately 11:10am. Executive Session ended at approximately 11:45am on a motion by Ms. Paulino, seconded by Ms. Melendez and unanimously approved. No action was taken in the Executive Session.
10. At approximately 11:50am the meeting was adjourned by unanimous consent of the Board.