



Board of Directors Meeting

Wednesday, July 22, 2026, at 8:40 am
111 Washington Ave, Suite 100, Albany, NY 12210
Conference Room

AGENDA

1. Welcome & Roll Call Alan Goldberg, Chair
 - a. Jasmine Higgins Resignation
2. Review/Approve Meeting Minutes – May 12, 2026 p.3-6 Alan Goldberg, Chair
3. Committee Reports
 - a. Finance Committee Report Alan Alexander, Committee Chair
4. CFO Report Amy Thompson, CFO
 - a. June 2026 Financials p.7-18
 - b. AirBNB Tax Update
 - c. ACPHLA Closeout Audit p.19-29
5. CEO Report Kevin O'Connor, CEO
 - a. Central Warehouse Update Jeremy Smith
 - b. Al Tech Steel Site Update Jeremy Smith
 - c. 106 S Pearl Street Update Kevin O'Connor, CEO
 - d. Strategic Plan Refresh Update Kevin O'Connor, CEO
 - e. Coeymans Truck Rerouting Study Update Kevin O'Connor, CEO
 - f. Appointment of Records Access Officer
(action) Resolution 2026-07-01 p.30; 31-37 Thomas M. Owens, Esq.
6. Other Business: STAGE Grant Applications Kevin Catalano
 - a. AProjects USA p.40-51 Nick Laraway, Carver Companies;
Dan Foote, AProjects USA
 - i. (action) Resolution 2026-07-02 p.38-39 Thomas M Owens, Esq.
 - b. Free Form Fibers, LLC p.54-67 Shay Harrison, Free Form Fibers
 - i. (action) Resolution 2026-07-03 p.52-53 Thomas M Owens, Esq.
7. Public Comments
8. Executive Session (if necessary) Alan Goldberg, Chair
9. Adjournment Alan Goldberg, Chair