

**Capitalize Albany Corporation Board Meeting  
MINUTES  
Tuesday, June 25, 2013**

The meeting of the Capitalize Albany Corporation Board of Directors was held at 8:00 a.m., Tuesday, May 28, 2013 at 21 Lodge Street.

The following were in attendance:

**Board of Directors:**

Michael Castellana	John Harris	John Vero
Dorsey Whitehead	Michele Vennard	Robert Jones
David Parente	Michael Fancher	
Mark Sullivan	James Linnan	
Robert Curley	Jeff Sperry	

**Other:**

Thomas M. Owens, Esq., Katie Bronson

**Staff:**

Michael Yevoli, Erik Smith, Mark Opalka, Katherine Newcombe and Amanda Vitullo.

Chairman Michael Castellana called the regular meeting of the Capitalize Albany Corporation Board to order at 8:05 a.m. The following directors were excused: Nancy Zimpher & Anders Tomson.

**Approval of Minutes for May 28, 2013 Board Meeting**

The Board reviewed the minutes of the May 28, 2013 meeting. Dorsey Whitehead made a motion for approval. Michael Fancher seconded. The Board agreed unanimously to approve the minutes.

**Nominating & Governance Committee Update**

*Susan Pedo Nomination Resolution 14-2013*

Staff advised the Board that the City of Albany Industrial Development Agency currently does not have a representative on the Board due to John Vero's resignation from the IDA. The Governance Committee Chairman, Mark Sullivan summarized his committee's review of the qualifications and backgrounds of the several IDA members that indicated an interest in serving on the Board. The Governance Committee unanimously recommended that Ms. Susan M. Pedo fill this position. The benefit to Capitalize Albany Corporation ("the Corporation") Ms. Pedo's public relations, programmatic, and government operations experience would provide was discussed.

A motion to adopt the resolution was made by Michael Fancher and seconded by Dorsey Whitehead to invite Ms. Pedo to join the Board. A vote being taken, the resolution passed unanimously.

### *ABO Update*

Staff advised the Board that the review had passed the mid-point of completion. The review is estimated to be complete in -three months. When the review is completed, the ABO will release a draft for review by the Corporation before publishing their final report.

### **Blight to Betterment**

Staff, along with Katie Bronson of the City of Albany Planning Department, provided an overview of the Blight to Betterment Program for the Board focusing on the guidelines. The program will target properties that are assessed to have the highest impact on the revitalization of surrounding communities. Staff reviewed the materials that had been distributed prior to the Board meeting which outlined the process for administering the program. The Board advised staff that they were concerned with the manner in which the targeted buildings will be chosen and the challenge in marketing the Corporation's successes when the location of such successes were dispersed in many different neighborhoods of the City. Staff stated that it will further refine the program details and present them to the Board along with how the program fits within citywide neighborhood revitalization strategies at an upcoming meeting.

### **Downtown Tactical Plan**

Staff advised the Board that they will be holding a Downtown Tactical Plan Committee Meeting in the near future. At the meeting, a final fee schedule will be developed by staff for review by the Board at the August meeting. Staff expects contract to be signed with Goody Clancy in August.

### **245 Lark St. (former Lark BID Building) / In Our Own Voices (IOOV) Update**

Staff advised the Board that they are reviewing options that would enable IOOV to purchase the building. Staff noted that the building has improved since IOOV have become the sole occupants. The Corporation has received funds from the Lark Street BID to address some remaining maintenance issues in the building.

### **Project Update**

Staff reviewed the status of several active projects with the Board. Staff advised the Board that they would begin providing the Board with a monthly project update memo.

### **Executive Session**

A motion to enter into executive session was made by Jeff Sperry, seconded by Dorsey Whitehead and passed unanimously to discuss the potential acquisition of real estate and potential litigation matters. The Board entered into executive session at 9:11am. Staff left the room and the following Directors were present: Michael Castellana, Dorsey Whitehead, David Parente, Mark Sullivan, Robert Curley, John Harris, Michele Vennard, Michael Fancher, James Linnan, Jeff Sperry, John Vero, Nancy Zimpher and Robert Jones. The Board left executive session at 9:30am. No actions were taken during executive session.

There being no further business the Capitalize Albany Corporation Board of Directors regular meeting was adjourned at 9:15 a.m.