

**Capitalize Albany Corporation Board Meeting**  
**MINUTES**  
**Tuesday, September 20, 2016**

The meeting of the Capitalize Albany Corporation Board of Directors was held at 8:00 a.m., Tuesday, September 20, 2016 at 21 Lodge Street, Albany, NY.

The following were in attendance:

**Board of Directors:**

Michael Castellana	Jeff Sperry	Bob Curley	Michael Fancher
James Linnan	Dorsey Whitehead	Mark Sullivan	Anders Tomson participated via phone (participated via conference call but not counted for quorum purposes)
Susan Pedo	Matt Peter	John Vero	
Michele Vennard	John Harris	David Parente	

**Other:**

Thomas M. Owens, Esq.

**Staff:**

Sarah Reginelli, Brad Chevalier, Mark Opalka, Chantel Burnash, Ashley Mohl, Sabina Mora, Andy Corcione, and Mike Bohne.

Chairman Michael Castellana called the regular meeting of the Capitalize Albany Corporation (“Corporation”) Board to order at 8:02 a.m. The following directors were excused: Nancy Zimpher and Robert Jones.

**Approval of Minutes for August 23, 2016 Board Meeting**

The Board reviewed the minutes of the August 23, 2016 meeting. John Harris made a motion for approval. Dorsey Whitehead seconded. The Board agreed unanimously to approve the minutes.

**Executive Session**

A motion to enter into executive session was made by Michael Fancher, seconded by Bob Curley to discuss the employment history of certain individuals. The Board entered into executive session at 8:03 a.m. Board members, Counsel, Corporation President and Vice President remained in the room. The Board left executive session at 8:09 a.m. and returned to its regular session. No actions were taken in executive session.

**Guest Speakers: Steven Longo & Darren Scott, Albany Housing Authority**

Steven Longo and Darren Scott discussed a proposal to acquire and rehabilitate three properties for the purposes of offering job training and creating a space for a future employer.

**Restore NY Discussion**

The requested Restore NY funding will be used to showcase the potential of abandoned and underutilized properties participating in the Breathing Lights Program by rehabilitating buildings to offer job training and create “move-in ready” space for a future technology or industrial employer.

The Board expressed support for the proposed project submission for Restore NY funding and acknowledged the importance of addressing vacant, blighted and/or underutilized structures.

**Professional Service Contract**

Staff informed the Board that a new internal consultant from CFO for Hire will replace the current internal consultant. Staff does not anticipate the cost to exceed the amount outlined in the Corporation’s procurement policy. However if it should, Staff will work with the Finance Committee and will discuss with the Board.

**Other Business**

Staff updated the Board on the Re-Zone Albany initiative, which is now in the public comment period.

Staff discussed the City of Albany Housing Affordability Task Force, which is holding an upcoming public workshop to receive input regarding the need for affordable housing in the City.

Staff reminded the Board that the Corporation’s annual event will be in November.

Staff informed the Board that the Corporation’s Impact Downtown strategic plan received the International Downtown Association’s 2016 Downtown Achievement Award of Excellence. The Corporation is also receiving the International Economic Development Council’s 2016 Excellence in Economic Development Award for the Park South Urban Renewal Plan.

There being no further business, the Capitalize Albany Corporation Board of Directors regular meeting was adjourned at 9:03 a.m.