



ALBANY
CONVENTION
CENTER
AUTHORITY

ALBANY CONVENTION CENTER AUTHORITY SPECIAL BOARD MEETING
THURSDAY, NOVEMBER 20, 2025, 9:30 AM
FRANKLIN CONFERENCE ROOM, THE BULL MOOSE, 150 STATE STREET, 4TH FLOOR
PUBLIC ACCESS VIA AUDIO LINK:

<https://www.youtube.com/live/wTYRLdXXG1o?si=bo1lx7XYQVjNTqrT>

AGENDA

1. CALL TO ORDER AND ROLL CALL
2. APPROVAL OF MEETING MINUTES FROM 10.30.2025 3RD QUARTER BOARD MEETING
3. NEW BUSINESS
 - A. RESOLUTION 26-25 TO APPROVE AWARD OF ACC TOILET ROOM PROJECT TO AOW CONSTRUCTION, LLC.
 - B. RESOLUTION 27-25 TO APPROVE RETIREE HEALTHCARE PLAN FOR 2026
 - C. RESOLUTION 28-25 TO APPROVE ACTIVE PERSONNEL HEALTHCARE PLAN FOR 2026
4. OLD BUSINESS
5. ADJOURN



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**ALBANY CONVENTION CENTER AUTHORITY QUARTERLY MEETING
THURSDAY, OCTOBER 30, 2025, 9:00 AM
CAPITAL ROOM, ALBANY CAPITAL CENTER
55 EAGLE ST., ALBANY, NY**

PUBLIC ACCESS VIA AUDIO LINK:

<https://www.youtube.com/watch?v=ajjdxYOsHfA>

MEETING MINUTES

1. Call to order and roll call. 9:40 am
 - a. All board members present; Michele Vennard, Board Chair; Jahkeen Hoke, Vice Chair; Michael Hoffman, Treasurer; Sarah Reginelli, Secretary; Dominick Purnomo, Member; Joseph Bonilla, Member; Todd Shapiro, Member; John McDonald, III, Member; Michael McLaughlin, Member.
 - b. Also present – Laura Grippen, BST Accountant; Robert Ryan, Harris Beach Mertha Attorney; Monica Kurzejeski, ACCA Executive Director.
2. Approval of Draft minutes from:
 - a. 7.25.2025 Q2 FY 2025 Board Meeting.
 - i. *Motion – Mr. McDonald*
 - ii. *2nd – Mr. Hoffman*
 - iii. Unanimously approved
3. Treasurer’s Report: Michael Hoffman
 - a. September 2025 Financials, Laura Grippen
 - i. Ms. Grippen went into detail on the financial reports.
 - ii. September was a great month for the ACC.
4. Economic Impact Committee: Michele Vennard
 - a. FY 2025 Q3 EI Impacts & Trends – board comment
 - b. ASM: ACC Sales & Marketing report Q-3 2025 and 2026 outlook – board comment
5. Other Business:
 - a. Resolution 24 – 2025 - Approval of contract extension for marketing services
 - i. Motion - Mr. McDonald
 - ii. 2nd – Mr. Purnomo
 - iii. Unanimously approved

- b. Resolution 25 – 2025 Approval of contract for mural installation Albany Center Gallery
 - i. Motion – Mr. Bonilla
 - ii. 2nd – Ms. Reginelli
 - iii. Unanimously approved
- c. Report from the Executive Director
 - i. 126 State Street progress update
 - Construction update given by Ms. Kurzejeski

6. Adjourn:

Motion – Mr. Bonilla
2nd – Ms. Reginelli
Unanimously Approved

ACCA Board received its annual ethics refresher training post meeting by Robert Ryan

Michael McLaughlin
Joseph Bonilla
Dominick Purnomo
Sarah Reginelli
Michele Vennard
Jahkeen Hoke
Michael Hoffman
Monica Kurzejeski

RESOLUTION OF THE MEMBERS OF THE BOARD OF THE ALBANY CONVENTION CENTER AUTHORITY AWARDING A CONTRACT TO AOW CONSTRUCTION, LLC FOR THE TOILET ROOM PROJECT AT THE ALBANY CAPITAL CENTER

NOVEMBER 20, 2025

WHEREAS, the Albany Convention Center Authority (the “Authority”) is a public benefit corporation established to design, develop, plan, finance, create, site, construct, renovate, administer, operate, manage, and maintain a convention center and related facilities to be located in the City of Albany, New York; and

WHEREAS, pursuant to Section 2675-e of the Public Authorities Law, the Authority has the power to contract for services of professional consultants, advisors, and contractors, and to do all things necessary, convenient or desirable to carry out its purposes and for the exercise of its powers; and

WHEREAS, pursuant to Section 2675-h of the Public Authorities Law, the authority shall not award any construction contract except to the lowest bidder who, in its opinion, is qualified to perform the work required and who is responsible and reliable; and

WHEREAS, on October 29, 2025, the Authority issued public bid notices for a bid package THE TOILET ROOM PROJECT (the “Bid Package”); and

WHEREAS, the Authority received three complete bids by the bid due date; and

WHEREAS, of the three completed bids received, **AOW Construction, LLC**. was the lowest bidder; and

WHEREAS, based upon an evaluation of the submitted bids, Authority staff determined that AOW Construction, LLC is qualified, responsible, reliable and the lowest bidder and thereby recommends awarding the Bid Package to AOW Construction, LLC; and

WHEREAS, the Authority, based upon the review and recommendation by Authority staff, and in accordance with Section 2675-e of the Public Authorities Law, hereby desires to award AOW Construction, LLC. the Bid Package FOR THE TOILET ROOM PROJECT in the amount of \$408,600.00;

NOW, THEREFORE BE IT RESOLVED by the Members of the Board of the Authority that the Authority hereby awards AOW Construction, LLC. the Bid package FOR THE TOILET ROOM PROJECT in the amount of \$408,600.00; and

BE IT FURTHER RESOLVED by the Members of the Board of the Authority that in order to effectuate this resolution it hereby authorizes and directs the Executive Director to negotiate and execute a contract with AOW Construction, LLC.

This resolution shall take effect immediately.



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MEMORANDUM

TO: ACCA BOARD

FROM: MONICA KURZEJESKI, EXECUTIVE DIRECTOR

DATE: November 20, 2025

Part of the work of the expansion involves the relocation of restroom facilities to allow for the demolition of current restrooms on the NE corner of the first floor to accept the bridge to the new expansion. ACCA worked with SRA architects to develop plans and scope of work for the project known as the ACC Toilet Room Project. Notices have been sent to TU Legal and have been submitted through NYS Contract Reporter.

We are excited to award the bid and below is a summary of the responses received for the TOILET ROOM PROJECT.

Firm	Scope	Bid
AOW Construction, LLC	General Contractor	\$408,600.00
BBL Construction Services, LLC	General Contractor	\$565,000.00
Greco Construction	General Contractor	\$539,890.00

The bids have been reviewed, the recommendation to the ACCA board is to award the contract to AOW Construction, LLC, the company that submitted the lowest qualified bid of those received and being both experienced and capable of completing the entire scope of work.

Funds for this project have been dedicated in the 2025/2026 budget from our reserve accounts. Upon approval, a contract will be executed, and the project started anticipating completion by January/February 2026.

**RESOLUTION OF THE MEMBERS OF THE BOARD OF THE ALBANY
CONVENTION CENTER AUTHORITY AUTHORIZING A CHANGE IN HEALTH
INSURANCE PLAN TO RETIRED EMPLOYEES**

NOVEMBER 20, 2025

WHEREAS, the Albany Convention Center Authority (the “Authority”) is a public benefit corporation established to design, develop, plan, finance, create, site, construct, renovate, administer, operate, manage, and maintain a convention center and related facilities located in the City of Albany, New York; and

WHEREAS, pursuant to a resolution adopted on February 6, 2019, the Authority amended Resolution No. 05-07 to extend the benefit of health insurance to its employees that retire directly from the Authority on or after February 6, 2019 and have obtained a minimum of ten (10) years of service (“Eligible Retiree”); and

WHEREAS, pursuant to resolution 18-21 adopted on September 23, 2021, the Authority authorized the utilization of CDPHP’s Medicare Advantage Plan Flex Rx (PPO) for retiree coverage; and

WHEREAS, CDPHP’s Medicare Advantage Plan Flex Rx (PPO) is no longer be offered and must be replaced with a comparable alternative; and

WHEREAS, CDPHP Choice Rx (HMO) is a comparable alternative to CDPHP’s Medicare Advantage Plan Flex Rx (PPO).

NOW, THEREFORE BE IT RESOLVED by the Members of the Board of the Authority as follows:

RESOLVED, the Authority hereby approves and authorizes the replacement of CDPHP’s Medicare Advantage Plan Flex Rx (PPO) with CDPHP Choice Rx (HMO) for the provision of the Authority’s retiree health insurance benefit, and

RESOLVED, the Authority hereby authorizes and directs the Chairperson and the Executive Director, and each of them without the other, on behalf of the Authority to bind said CDPHP Choice Rx (HMP) plan to take effect on January 1, 2026; and

RESOLVED, the Authority hereby authorizes the Chairperson and the Executive Director, and each of them without the other, on behalf of the Authority to take any and all actions required to implement this Resolution, including but not limited to, execution of any associated documents.

This Resolution shall take effect immediately.

**RESOLUTION OF THE MEMBERS OF THE BOARD OF THE ALBANY
CONVENTION CENTER AUTHORITY AUTHORIZING A CHANGE IN HEALTH
INSURANCE PLAN FOR ACTIVE EMPLOYEES**

NOVEMBER 20, 2025

WHEREAS, the Albany Convention Center Authority (the “Authority”) is a public benefit corporation established to design, develop, plan, finance, create, site, construct, renovate, administer, operate, manage, and maintain a convention center and related facilities located in the City of Albany, New York; and

WHEREAS, based upon expected cost savings with private health insurance, by resolution dated July 29, 2021 the Authority terminated participation in NYSHIP and authorized replacement of such Active Service health insurance benefits with a private plan; and

WHEREAS, the Authority currently offers Capital District Physicians’ Health Plan, Inc. (“CDPHP”) Gold 224 TripleZero HMO (the “Plan”) for active service coverage; and

WHEREAS, due to a significant cost increase in the Plan commencing in 2026, the Authority sought advice and a recommendation from its health insurance administrator (Pioneer Services) for a more cost-effective comparable replacement; and

WHEREAS, MVP Gold HMO 14 is a comparable alternative to the current Plan at a more cost-effective rate.

NOW, THEREFORE BE IT RESOLVED by the Members of the Board of the Authority as follows:

RESOLVED, the Authority hereby approves and authorizes the replacement of CDPHP Gold 224 TripleZero HMO with MVP Gold HMO 14 for the provision of the Authority’s active service employees’ health insurance benefit, and

RESOLVED, the Authority hereby authorizes and directs the Chairperson and the Executive Director, and each of them without the other, on behalf of the Authority to bind said MVP Gold HMO 14 plan to take effect on January 1, 2026; and

RESOLVED, the Authority hereby authorizes the Chairperson and the Executive Director, and each of them without the other, on behalf of the Authority to take any and all actions required to implement this Resolution, including but not limited to, execution of any associated documents.

This Resolution shall take effect immediately.