



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**June 14, 2017**

- Present:** Ray Gillen, Brad Lewis, Sharon Jordan, Karen Zalewski-Wildzunas, Nancy Casso, Todd Edwards and Neil Golub
- Absent:** Robert Dieterich, John Mallozzi, Robert Mantello and Paul Webster
- Others:** Jayme Lahut and Jim Callander

**Call to Order:** Mr. Gillen called the meeting to order at 6:00 p.m.

1. **Approval of Minutes:** A motion to approve the minutes of the May 10, 2017 meeting was made by Mr. Golub; seconded by Ms. Jordan and approved.

2. **Treasurer's Report:** Mrs. Zalewski-Wildzunas summarized the Authority's financial activities through the end of May. Cash on hand was \$2.6 million and the operating and predevelopment budgets were on target through May. Mr. Lewis moved the Treasurer's Report; seconded by Mrs. Casso and approved.

3. **L&M Motel Demolition:** Resolution 1143-17 — SEQRA / No Significant Effect on the Environment

Metroplex undertook a coordinated review pursuant to SEQRA and classified the project as an Unlisted Action. Resolution 1143-17 issued a negative declaration since the activities removes bight and protects the Great Flats Aquifer thereby completing the environmental review process. Mr. Golub moved Resolution 1143-17; seconded by Mrs. Casso and approved.

4. **L&M Motel Demolition:** Resolution 1144-17 — Adopt the General Project Plan

Resolution 1144-17 allocated \$225,000 for demolishing the former L&M Motel in Rotterdam. The vacant, blighted and graffitied 27-unit facility is adjacent to well fields that serve the City of Schenectady and the Town of Rotterdam. Metroplex's participation involved advancing the funds for demolition and associated expenses, and sharing these costs with TD Bank, Schenectady County, the Capital Region Land Bank, and/or Town of Rotterdam. Because of the aquifer and well fields, redeveloping the land is not an option, so the County plans call for building a solar field at the site that will provide power to water pumps operated by Rotterdam and Schenectady. Mrs. Casso moved Resolution 1144-17; seconded by Mrs. Zalewski-Wildzunas and approved following discussion.

5. **L&M Motel Demolition:** Resolution 1145-17 — Award Demolition Contract

Jackson Demolition was the low bidder at \$207,000 among five submissions to remove hazardous materials and demolish the L&M Motel. Demolition includes two motel buildings, garage, signs and footings, pump house and the removal of the existing driveway. Mrs. Casso moved Resolution 1145-17; seconded by Mr. Golub and approved.

**6. Glenville Business and Technology Park Project:** Resolution 1146-17 — SEQRA

Metroplex proposed to purchase federal surplus land at the Scotia Naval depot for \$1 million and sell the property for redevelopment for the same price. The state-mandated environmental review classified the project as an Unlisted Action. Resolution 1146-17 issued a negative declaration completing the environmental review process. Mr. Lewis moved Resolution 1146-17; seconded by Mrs. Casso and approved.

**7. Glenville Business and Technology Park Project:** Resolution 1147-17 — Purchase and Convey Real Property

Resolution 1147-17 authorized Metroplex to purchase a 40.24-acre parcel located at Scotia Naval Depot now owned by the federal General Services Administration. Federal law allows GSA to negotiate the sale for economic development purposes. In turn, Metroplex will resell the property to advance the community's economic benefit. Ms. Jordan moved Resolution 1147-17; seconded by Mr. Golub and approved following discussion.

**8. Restore NY Program:** Resolution 1148-17 — Hold a Public Hearing

In January, the City of Schenectady was awarded \$1 million from Round 4 of the Restore NY Communities Initiative to revitalize neighborhoods and create a better business environment. Metroplex's participation involves completing all necessary due diligence, meeting other State requirements working with the City, and utilizing Metroplex bond anticipation note proceeds to fund the activities with reimbursement from NYS upon completion. Ms. Jordan moved Resolution 1148-17 to hold a public hearing for purposes of issuing BANs; seconded by Mr. Lewis. Following discussion Resolution 1148-17 was approved with Mrs. Zalewski-Wildzunas abstaining.

**9. Adirondack Beverages Corp. Blow Molding Project:** Resolution 1149-17 — SEQRA

The project involves installation of a blow-molding equipment production line allowing for the manufacture of bottles. The \$2.9 million investment will yield 24 new jobs. The company is eligible for NYS Excelsior Jobs program tax credits, so Metroplex assisted with the SEQRA review. Resolution 1149-17 issued a negative declaration. Mrs. Zalewski-Wildzunas moved Resolution 1149-17; seconded by Mr. Lewis and approved. Mr. Golub abstained.

**10. Schenectady City Players Project:** Resolution 1150-17 — SEQRA

Schenectady Civic Players facility undergoing renovation and restoration of its Church Street location. The state-mandated SEQRA review found no negative impact on the environment. The project offers a host of positive benefits including exterior ADA ramp accessibility; interior two-stop elevator providing access throughout the entire 2-story facility; replacement of all electrical, plumbing, lighting and HVAC systems; expanded lobby; new and accessible lavatories on two floors; and various other improvements necessary given the age of the facility. Mrs. Zalewski-Wildzunas moved Resolution 1150-17; seconded by Mr. Golub and approved.

**11. Schenectady City Players Project:** Resolution 1151-17 — Adopt General Project Plan

The resolution awarded a \$60,000 grant for the extensive renovations and historic preservation elements of the \$560,000 project. Mrs. Zalewski-Wildzunas moved Resolution 1151-17; seconded by Mr. Lewis and approved after discussion.

**12. 631 Nott Street (Union College Campus Safety Facility):** Resolution 1152-17 — SEQRA

Union College is purchasing the former Bank of America building at Nott Street and Van Vranken Avenue. Following renovation, plans call for relocating the Campus Safety Department to the building. The project transforms another urban eyesore to more productive uses and bolsters revitalization on the City's northside. The SEQRA review classified the project as an Unlisted Action and found no negative impact on the environment. Mrs. Zalewski-Wildzunas moved Resolution 1152-17; seconded by Ms. Jordan and approved. Mr. Golub abstained.

**13. 631 Nott Street (Union College Campus Safety Facility):** Resolution 1153-17 — Adopt the General Project Plan

Union College intends to upgrade major building systems, especially electrical and mechanical systems, as well as make over the facade. Metroplex's participation involves a \$25,000 grant for building acquisition. Metroplex will also provide a short-term exemption on real property taxes. The former Bank of America building needs significant rehabilitation. Mrs. Zalewski-Wildzunas moved Resolution 1153-17; seconded by Ms. Jordan. Following discussion, resolution 1153-17 was approved. Mr. Golub abstained.

**14. Parking Investment Program (2017):** Resolution 1154:17 — Adopt General Project Plan

Resolution 1154-17 allocated \$125,000 for revenue control equipment, pay stations and other equipment meeting PCI compliant security standards. The last upgrade was 2007. Mrs. Zalewski-Wildzunas moved Resolution 1154-17; seconded by Mr. Lewis and approved.

**15. New York State and Local Employees Retirement System:** Resolution 1155:17 — Authorize Provide Pension Benefits

The NYS Comptroller's Office recommended that the Board adopt certain additional benefits via the State Retirement System on a non-contributory basis that all other municipalities and state agencies utilize. Mrs. Zalewski-Wildzunas moved Resolution 1155-17; seconded by Ms. Jordan and approved.

**Public Comment:** None

**Board Comment:** There was discussion about improved wayfinding to Mohawk Harbor and Rivers Casino.

**Adjournment:** Mr. Golub moved to adjourn, seconded by Mr. Lewis. The meeting was adjourned at 6:40 p.m.

Respectfully submitted,  
Jayme B. Lahut, Executive Director