



Schenectady Metroplex Development Authority Board Meeting Minutes July 19, 2017

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

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 June 14, 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 June. Cash on hand was \$3.1 million with revenues higher resulting from higher sales tax receipts. Operating and predevelopment budgets were on target through mid-year. Mr. Webster moved the Treasurer's Report; seconded by Mr. Dieterich and approved.
- 3. Proctor's 3rd Floor Renovation Project:** Resolution 1155-17 — Hold a Public Hearing
Resolution 1155-17 authorized holding a public hearing for purposes of using bond proceeds to fund Metroplex's participation of a \$300,000 grant. The \$2 million project renovates the unused third floor of the former Carl Company as a multi-use educational facility with classrooms, lab space, rehearsal rooms, rehearsal hall and 100-seat theater. Mr. Lewis moved Resolution 1155-17; seconded by Mr. Golub and approved after brief discussion.
- 4. Harbor Center Office Building #1:** Resolution 1156-17 — Adopt the General Project Plan
The second commercial office building now being constructed at Mohawk Harbor represents a \$12.7 million investment for the 4-story 41,000 square feet mixed-use facility. Metroplex's financial assistance involved a partial exemption from taxes pursuant to §2667 of the Metroplex statute. Ms. Jordan moved Resolution 1156-17; seconded by Mrs. Zalewski-Wildzunas and approved.
- 5. Curry Road Plaza Infrastructure Project:** Resolution 1157-17 — Adopt the General Project Plan
In support of the Residences at Vista Square, the former Curry Road Plaza, the project improves and extends sanitary sewer service along Curry Road. Resolution 1157-17 allocated \$100,000 of Metroplex resources for this initiative that is equally cost-shared

with the town of Rotterdam and the developer. Mrs. Casso moved Resolution 1157-17; seconded by Mr. Golub. After discussion, Resolution 1157-17 was approved.

6. State Street Bridge Lighting Project: Resolution 1158-17 — Adopt the General Project Plan

Resolution 1158-17 allocated \$90,000 for the design, installation and the cost of new LED lighting fixtures in and around the State Street rail bridge. The structure has been hampered for years by non-functioning lights. A retrofit plan has been developed which will replace the mounted flood lights and up-lighting fixtures. Ms. Jordan moved Resolution 1158-17; seconded by Mr. Lewis and approved following discussion with Mrs. Zalewski-Wildzunas abstaining.

7. Restore NY Program: Resolution 1159-17 — Adopt the General Project Plan

As with prior Restore NY Program awards, Metroplex proposed to act as the City's agent to administer the \$1 million State grant. Resolution 1159-17 allocated \$1,000,000 using bond proceeds that will be reimbursed by New York State at the completion of all project activities. Ms. Jordan moved Resolution 1159-17; seconded by Mr. Golub and approved with Mrs. Zalewski-Wildzunas abstaining.

8. Restore NY Program: Resolution 1160-17 — Enter into Memorandum of Agreement

Resolution 1160-17 consented to entering into an agreement with the City of Schenectady for Metroplex staff to administer the Restore NY grant as has occurred with the 3 prior Restore NY awards. Ms. Jordan moved Resolution 1160-17; seconded by Mr. Lewis and approved with Mrs. Zalewski-Wildzunas abstaining.

Public Comment: None

Board Comment: Mr. Gillen updated the Board on various projects including the Amtrak Station project, Live-In Schenectady groundbreaking, and the proposed Mt. Pleasant Library and Literacy Center branch on Crane Street.

Adjournment: Mrs. Zalewski-Wildzunas moved to adjourn, seconded by Mr. Golub. The meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Jayne B. Lahut
Executive Director