



Schenectady Metroplex Development Authority Board Meeting Minutes September 13, 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, David Hogenkamp and Jen Medler

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 July 19, 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 July. Cash on hand was \$2.96 million. Revenues were higher due to year-to-date increase in sales tax receipts. Operating and predevelopment budgets were on target. Mr. Lewis moved the Treasurer's Report; seconded by Mr. Golub and approved.
- 3. Proctor's 3rd Floor Renovation Project:** Resolution 1161-17 — Adopt the General Project Plan

Resolution 1161-17 authorized Metroplex's participation of a \$300,000 grant for the \$2 million renovation of the third floor of the former Carl Company. Work is nearly complete on the multi-use educational facility with classrooms, lab space, rehearsal rooms, rehearsal hall and 100-seat theater. Mrs. Zalewski-Wildzunas moved Resolution 1161-17; seconded by Mr. Lewis and approved following discussion.
- 4. Mill Artisan District Project:** Resolution 1162-17 — Amend the General Project Plan

The resolution provided supplemental funding for the project as part of the matching funds requirement for the \$2,325,000 NYS CFA grant award. The project included the acquisition of ten vacant or underutilized buildings and conversion to specialty brand retail, art space, loft-style apartments and other commercial uses. Resolution 1162-17 authorized the remaining \$755,000 for the development project. Ms. Jordan moved Resolution 1162-17; seconded by Mrs. Zalewski-Wildzunas and approved with Mr. Golub abstaining.
- 5. Downtown Parking Investment Project:** Resolution 1163-17 — Adopt the General Project Plan

Resolution 1163-17 approved utilizing \$300,000 in bond funding to fund maintenance, repairs and improvements on Metroplex owned and/or controlled parking infrastructure. Since taking over the system in 2005, there's been a nearly six-fold increase in monthly

parking permit holders. Mr. Golub moved Resolution 1163-17; seconded by Ms. Jordan. After discussion, Resolution 1163-17 was approved.

6. Bruno Associates Glenville Project: Resolution 1164-17 — SEQRA

Bruno Associates is purchasing 2.11-acres of land within the Airport Business Park on Tower Road in Glenville from the County to relocate its corporate headquarters and business operations by constructing a 14,600 facility. Resolution 1164-17 characterized the project as an Unlisted Action pursuant to SEQRA and determined that the project would not result in any adverse environmental impacts. Mr. Lewis moved Resolution 1164-17; seconded by Mrs. Casso and approved.

7. Bruno Associates Glenville Project: Resolution 1165-17 — Adopt the General Project Plan

The total investment to construct and fit-up the facility is approximately \$1.85 million, bringing 20 new jobs to the county. Resolution 1165-17 awarded a \$50,000 relocation grant, a partial exemption from sales taxes and a Pilot. Mr. Dietrich moved Resolution 1165-17; seconded by Mr. Golub. Following discussion Resolution 1165-17 was approved.

8. C2 Architecture/ Euro Tile and Stone Project: Resolution 1166-17 — SEQRA

Schenectady-based C2 Architecture, along with Euro Tile & Stone, are relocating to the Airport Business Park on Airport Road in Glenville. The project owner, Alfano Roman Group, is purchasing 3-acres of surplus land from the County. Plans call for constructing a 12,000 square foot office, warehouse and showroom facility. The state-mandated environmental review characterized the proposed project as an Unlisted Action and determined the project would not result in adverse environmental impacts. Mr. Dieterich moved Resolution 1166-17; seconded by Mr. Golub and approved.

9. C2 Architecture/ Euro Tile and Stone Project: Resolution 1167-17 — Adopt General Project Plan

The \$1.35 million project brings 30 jobs and adds another 10 over the next five years. C2 Architecture will design and oversee the project. Resolution 1167-17 provided a sales tax exemption and standard Pilot. Mr. Dieterich moved Resolution 1167-17; seconded by Mrs. Zalewski-Wildzunas and approved.

10. Adirondack Beverages Corp. Blow Molding Project: Resolution 1168-17 — Amended General Project Plan

Adirondack Beverages has invested nearly \$3 million purchasing and installing a blow-molding production line to manufacture bottles. It also secured NYS Excelsior jobs credits because the expansion project will add 24 new jobs. Resolution 1168-17 made a \$41,100 grant to Adirondack Beverages for improving Patent Parkway in the Glenville Business

and Technology Park in support the project. Mr. Lewis moved Resolution 1168-17; seconded by Mr. Dieterich and approved.

11. 302 State Street Renovation Project: Resolution 1169-17 — Adopt the General Project Plan

Resolution 1169-17 authorized a sales tax exemption for two related projects in downtown Schenectady. The New Choices Recovery Center will relocate from 302 State Street to a new facility under construction at 720 State Street; in turn, upon construction completion, New Choices will sell 302 State Street to Highbridge Development as part of an adaptive reuse redevelopment project. Mrs. Zalewski-Wildzunas moved Resolution 1169-17; seconded by Ms. Jordan and approved following discussion.

12. Glenville Business and Technology Park Project: Resolution 1170-17 — Hold Public Hearing

An affiliated entity of the Galesi Group, Scotia Industrial Park, Inc., is seeking a sales tax exemption and Pilot for constructing a 98,000 square foot facility in the Glenville Business and Technology Park. The building would be suitable for manufacturing, distribution and/or warehousing uses on a 7.5-acre parcel space along southwest side of the park. The \$5.3 million project will generate new jobs and expand the local tax base. Resolution 1170-17 authorized holding a public hearing. Mr. Dieterich moved Resolution 1170-17; seconded by Mrs. Zalewski-Wildzunas and approved.

13. 2017 Bond Anticipation Notes/Bond Issuance: Resolution 1171-17 — Retain Bond Counsel

Metroplex solicited and reviewed proposals and interviewed qualified bond counsel firms in June 2017 and the Fiscal Audit Committee reviewed four proposals at the August meeting. Resolution 1171-17 authorized retaining Barclay Damon, LLP and Whiteman Osterman & Hanna, LLP legal services with respect to the Authority's issuance of debt. Mr. Golub moved Resolution 1171-17; seconded by Mrs. Zalewski-Wildzunas and approved.

14. 2017 Bond Anticipation Notes/ Bond Issuance: Resolution 1172-17 — Retain Financial Advisor

Metroplex solicited and reviewed proposals and interviewed qualified financial advisors in June 2017 and the Fiscal Audit Committee reviewed the single proposal received at its August meeting. Resolution 1172-17 retained Fiscal Advisors & Marketing, Inc. to provide the necessary services for the Authority's issuance of debt. Mrs. Zalewski-Wildzunas moved Resolution 1171-17; seconded by Mr. Lewis and approved.

Public Comment: None

Board Comment: Mr. Gillen updated the Board on various projects including the opening of the NYS Tax Department office at ViaPort in Rotterdam. Ms. Jordan commented on the pending demolition of the former Chubby's convenient store for the new Mont Pleasant Library branch.

Adjournment: Mrs. Zalewski-Wildzunas moved to adjourn, seconded by Mr. Lewis. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Jayne B. Lahut
Executive Director