



Schenectady Metroplex Development Authority
Board Meeting Minutes
April 11, 2018

Present: Ray Gillen, Brad Lewis, Karen Zalewski-Wildzunas, Sharon Jordan, Todd Edwards, Bob Dieterich, Neil Golub, and Paul Webster

Absent: Nancy Casso, John Mallozzi and Robert Mantello

Others: Jayme Lahut, David Hogenkamp, Maureen Behrens and Jennifer 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 March 21, 2018 meeting was made by Mrs. Zalewski-Wildzunas; seconded by Mr. Edwards and approved.

2. Treasurer's Report: Mrs. Zalewski-Wildzunas summarized the Authority's financial activities through the end of March. Cash on hand was \$9.36 million. The operating and predevelopment budgets were tracking as forecast. Mr. Lewis moved the Treasurer's Report; seconded by Ms. Jordan and approved.

3. Building 9 (Phase 2) Rotterdam Corporate Park: Resolution 1230-18 — Hold a Public Hearing

Resolution 1230-18 authorized holding a public hearing. The project represented another 100,000 square foot expansion to a 2016 project that resulted in American Medical Depot establishing its Northeast headquarters at the facility. The new project supports the growing inventory control and supply chain industry that is ideally located near I-88 and I-90 in Rotterdam. The total project cost is \$4.8 million. Metroplex participation would include exemptions for sales tax, mortgage tax and a standard PILOT. Resolution 1230-18 was moved by Mr. Lewis; seconded by Mr. Webster and approved following discussion.

4. 2 Argyle Place: Resolution 1231-18 — Amend General Project Plan

The resolution allocated an additional \$49,000 for the asbestos abatement and demolition of the former, crime-ridden Club Illusion located 2 Argyle Place near SCCC. Resolution 1231-18 was moved by Mr. Golub; seconded by Ms. Jordan. After discussion, the resolution was approved with Mrs. Zalewski-Wildzunas abstaining.

5. 2 Argyle Place: Resolution 1232-18 — Award Demolition Contract

Four firms bid for the opportunity to abate and demolish 2 Argyle Place. Schenectady-based Jackson Demolition submitted the low bid of \$44,775. Metroplex's engineer, Earth Environmental, recommended awarding the demo contract to Jackson Demolition. Resolution 1232-18 was moved by Ms. Jordan; seconded by Mr. Golub and approved with Mrs. Zalewski-Wildzunas abstaining.

6. The Franklin: Resolution 1233-18 — Adopt General Project Plan

The multi-family residential project, called The Franklin, is located near City Hall at 432 Franklin Street. The two-story building formerly hosted offices for the Postal Carriers Union. The \$260,000 renovation will create six (6) 800- to 1,000-square-foot apartments. Metroplex participation would include a \$30,000 renovation grant and exemptions from sales tax and mortgage tax. Resolution 1233-18 was moved by Ms. Jordan; seconded by Mr. Lewis and approved. Mrs. Zalewski-Wildzunas abstained.

7. 2017 Audit: Resolution 1234-18 — Adopt 2017 Audit

Mrs. Zalewski-Wildzunas presented the 2017 audit which she characterized as clean with no material findings. The Fiscal Audit Committee met with the Authority's auditor, Jonathan Gibbs of BST on March 28. The Committee recommended adoption of the 2017 comprehensive audit that will be distributed the ABO, Comptroller and posted on the Metroplex website. Resolution 1234-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved.

Public Comment: None.

Board Comment: There was discussion about improving the appearances of several railroad bridges in Schenectady and Glenville.

Adjournment: Mr. Golub moved to adjourn, seconded by Mr. Webster. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Jayne B. Lahut
Executive Director