



Schenectady Metroplex Development Authority Board Meeting Minutes May 16, 2018

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

Absent: John Mallozzi

Others: Jayme Lahut, 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. Golub and approved.

2. Treasurer's Report: Mrs. Zalewski-Wildzunas summarized the Authority's financial activities through the end of April. Cash on hand was \$8.75 million. The operating and predevelopment budgets are tracking as forecast. Ms. Jordan moved the Treasurer's Report; seconded by Mrs. Casso and approved.

3. Building 9 (Phase 2) Rotterdam Corporate Park: Resolution 1235-18 — SEQR

The project calls for adding 100,000-square-feet of space to Building 9 at the Rotterdam Corporate Park. Resolution 1235-18 characterized the project as an Unlisted Action and it would have no significant effect on the environment. Mr. Golub moved Resolution 1235-18; seconded by Mrs. Casso and approved.

4. Building 9 (Phase 2) Rotterdam Corporate Park: Resolution 1236-18 — Adopt General Project Plan

The \$4.8 million investment will add another 100,000-square-foot to Building 9 at the Rotterdam Corporate Park. Metroplex financial assistance included sales tax exemption on construction materials, supplies, project-related services and FF&E; a mortgage recording tax exemption; and, a standard payment-in-lieu-of-tax agreement. Mrs. Casso moved Resolution 1236-18; seconded by Mr. Lewis and approved following brief discussion.

4. Jahnel Expansion: Resolution 1237-18 — Adopt General Project Plan

Resolution 1237-18 authorized a \$100,000 grant to retain the Jahnel Group, Inc. in Schenectady. Jahnel now employs 40+ tech workers at its 242 Union Street location. After evaluating numerous office options in the Capital District, the firm signed a 10-year lease for 10,000 square feet of space (with an option for an additional 6,000 square feet) within the Mill Artisan District on Lower State Street. Resolution 1237-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved following discussion.

5. CTDI Expansion Project: Resolution 1238-18 — Amend the General Project Plan

The Town of Glenville required a significant water line extension beyond the CTDI expansion project on Route 5 that may benefit future commercial and residential development. A

\$50,000 Metroplex grant cost-shares the program with the Town and the Galesi Group. Mr. Dieterich moved Resolution 1238-18; seconded by Mrs. Zalewski-Wildzunas and approved.

6. E/One Expansion Project: Resolution 1239-18 — Amend the General Project Plan

Plans called for Environmental One Corporation to add a 5,000-square-foot warehouse and storage building in 2018 and a 10,400-square-foot training facility in 2019. Metroplex participation involved a sales tax exemption; mortgage recording tax exemption; and, payment-in-lieu-of-tax agreement. Resolution 1239-18 was moved by Mr. Webster; seconded by Mr. Lewis and approved with Mrs. Zalewski-Wildzunas abstaining.

5. Restore NY/TCB: Resolution 1240-18 — SEQR / No Significant Effect on the Environment

The Community Builders (TCB) was awarded \$60,000 under the Restore NY Communities Initiative 2016 to demolish 288 Paige Street, 759 Albany Street and 834 Albany Street. The resolution determined the abatement and demolition of the structures to be Unlisted Actions that will not have an adverse environmental impact. Resolution 1240-18 was moved by Ms. Jordan; seconded by Mrs. Casso and approved with Mrs. Zalewski-Wildzunas abstaining.

6. Restore NY/Land Bank Demolition Project: Resolution 1241-18 — SEQR

Resolution 1241-18 characterized the Land Bank's demolition project of three blighted properties—729 State Street, 1101 Barrett Street and 608 Smith Street—as an Unlisted Action that will not have a significant effect on the environment. Ms. Jordan moved Resolution 1241-18; seconded by Mr. Lewis and approved with Mrs. Zalewski-Wildzunas abstaining.

7. Restore NY/Land Bank Demolition Project: Resolution 1242-18 — Adopt the General Project Plan

Resolution 1242-18 allocated \$300,000 to the Capital Region Land Bank to supplement to Restore NY's grant of \$20,000 per property for the demolition of 729 State Street, 1101 Barrett Street and 608 Smith Street. The County contributed \$80,000 for the Smith Street building. Ms. Jordan moved Resolution 1242-18; seconded by Mr. Webster and approved with Mrs. Zalewski-Wildzunas abstaining.

Public Comment: None

Board Comment: Mr. Webster noted the All-American Soap Box Derby will take place June 9 in downtown. Mr. Golub expressed concern about two Niskayuna zombie properties.

Adjournment: Mr. Golub moved to adjourn, seconded by Mr. Webster. The meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Jayne B. Lahut, Executive Director