



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**July 11, 2018**

- Present:** Ray Gillen, Brad Lewis, Karen Zalewski-Wildzunas, Sharon Jordan, Nancy Casso, Todd Edwards and Paul Webster
- Absent:** John Mallozzi, Bob Dieterich and Neil Golub
- Others:** Jayme Lahut, Maureen Behrens, David Hogenkamp 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 May 15, 2018 meeting was made by Ms. Jordan; seconded by Mrs. Zalewski-Wildzunas 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 million. The operating budget tracked close to forecast, and the predevelopment spending is higher than anticipated due to the queue of projects in our pipeline. Mr. Lewis moved the Treasurer's Report; seconded by Mr. Edwards and approved.
- 3. Gatherer's Granola Relocation Project:** Resolution 1243-18 — Adopt the General Project Plan  

The company planned a relocation from downtown Schenectady to Hamburg Street in Rotterdam due to a new office building project at its Broadway location. A \$90,000 Metroplex grant for leasehold improvements and tenant fit-up will facilitate and expedite the project. The project keeps Gatherer's Granola's headquarters in Schenectady County and adds another 8 jobs with the relocation to a larger 7,500 square foot facility. The project was characterized as a Type II, or exempt action, under SEQR. Mrs. Casso moved Resolution 1243-18; seconded by Mrs. Zalewski-Wildzunas and approved following brief discussion.
- 4. Ter Bush and Powell Building (144 Clinton Street) Renovation:** Resolution 1244-18 — Adopt the General Project Plan  

Redburn Development Partners acquired the former Ter Bush and Powell building at 144 Clinton Street in downtown. Plans called for \$2 million investment for the adaptive reuse of the 3-story, 15,124 square foot structure as 12 market-rate apartments and a ground floor retail merchandise mart. Metroplex financial assistance included sales tax exemption on construction materials, supplies, project-related services and FF&E; a mortgage recording tax exemption; payment-in-lieu-of-tax agreement; and Restore NY (2018) state grant via the City of Schenectady. Mrs. Zalewski-Wildzunas moved Resolution 1244-18; seconded by Mr. Lewis and approved.
- 5. Bluebird Décor Façade Project:** Resolution 1245-18 — Adopt the General Project Plan  

Resolution 1245-18 authorized a \$75,000 façade grant for 514 State Street, which is physically attached to the Foster Complex. Jeff Buell acquired the 2-story building and attracted Bluebird

Home Décor as the ground floor tenant. The \$192,500 investment includes a complete makeover of the façade by adding large storefront windows and making the building much more attractive. Resolution 1245-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved.

**6. Foster Block Streetscape Improvements:** Resolution 1246-18 — Adopt the General Project Plan

Resolution 1246-18 budgeted \$241,000 to fix the streetscape in and around the Foster Complex. The project establishes an outdoor café environment by eliminating over-grown landscaping, adding better lighting and creating a more inviting area. Metroplex will bid the project. Resolution 1246-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Webster and approved after discussion.

**7. Jay Street Lighting Project:** Resolution 1247-18 — Adopt the General Project Plan

Metroplex is coordinating a lighting program on pedestrian Jay Street between State and Franklin Streets with City Engineering and the Jay Street Merchants Association. The project, budgeted at \$87,000, called for overhead canopy lighting; wrapping the streetlight posts with LED lighting; and illuminating a large tree in the center of the block. Resolution 1247-18 allocated \$87,000 for program including design, buying lights, and installation. Resolution 1247-18 was moved by Ms. Jordan; seconded by Mrs. Zalewski-Wildzunas and approved.

**8. Downtown Parking Project:** Resolution 1248-18 — Extend Parking Management Services Contract with Laz Parking

The Fiscal Audit Committee recommended retaining Laz Parking to oversee the downtown parking system after reviewing two proposals submitted in a competitive procurement process. Allpro Parking from Buffalo also submitted a proposal. Laz's proposal included the development of a "smart parking" platform using a mobile payment system. Resolution 1248-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved.

**9. Restore NY Program / Renaissance Square / St. Mary's Convent Adaptive Reuse:**  
Resolution 1249-18 SEQRA / No Significant Effect on the Environment

The resolution completed the state-mandated environmental review for the renovation for the former St. Mary's convent on Eastern Avenue and an adjoining 55-unit affordable housing project co-sponsored by Schenectady's Better Neighborhoods, Inc. and a for-profit housing developer, Home Leasing. The project was characterized as a Type I action requiring a coordinated review. Resolution 1249-18 determined that the projects will not have a significant effect on the environment. Mrs. Zalewski-Wildzunas moved Resolution 1249-18; seconded by Ms. Jordan and approved.

**10. Restore NY Program/ Renaissance Square / St. Mary's Convent Adaptive Reuse:**  
Resolution 1250-18 — Adopt the General Project Plan

The adaptive reuse and conversion of the former St. Mary's convent to lodging, bed-and-breakfast, and residential purposes represented the next phase of revitalizing Eastern Avenue by local developer, Sandra Vardine. Metroplex financial assistance included sales tax

exemption on construction materials, supplies, project-related services and FF&E; a mortgage recording tax exemption; payment-in-lieu-of-tax agreement; and, \$75,000 Restore NY (2016) grant via the City of Schenectady. Mrs. Zalewski-Wildzunas moved Resolution 1250-18; seconded by Mr. Lewis and approved.

**11. BelGioioso Project:** Resolution 1251-18 — Adopt the General Project Plan

Resolution 1251-18 provided an interim payment-in-lieu-of-tax agreement to BelGioioso Cheese Inc. to reflect the purchase price of the former GSA site in Glenville at \$1,350,000. As a former federal government site, the property has never paid property taxes. Mr. Lewis moved Resolution 1251-18; seconded by Mr. Webster and approved after discussion.

**12. Restore NY 5 (2018 Award):** Resolution 1252-18 — Enter into Memorandum of Agreement

Resolution 1252-18 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 four prior Restore NY awards. In April, the City was awarded a \$1,800,000 Restore NY grant to assist four local properties in downtown Schenectady. Mr. Lewis moved Resolution 1252-18; seconded by Mrs. Casso and approved. Mrs. Zalewski-Wildzunas abstained.

**13. Policy Compliance:** Resolution 1253-18 — Amend the Financial Assistance Administration Policy

The Governance Committee recommended adopting a revised Policy to address changes to Metroplex Board-approved projects. Mrs. Zalewski-Wildzunas moved Resolution 1253-18; seconded by Ms. Jordan and approved following discussion.

**Public Comment:** None

**Board Comment:** Mr. Lewis spoke about a recent ABO statewide report card on IDA activities.

**Adjournment:** Mrs. Zalewski-Wildzunas moved to adjourn, seconded by Ms. Jordan. The meeting was adjourned at 6:40 p.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director