



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**November 14, 2018**

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

**Absent:** John Mallozzi and Nancy Casso

**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:** Mrs. Zalewski-Wildzunas made a motion to approve the minutes of the October 10, 2018 meeting; seconded by Ms. Jordan and approved.

**2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the financial report for the first 10-months of the year. Cash on hand was \$7.75 million. Mr. Lewis moved the Treasurer's Report; seconded by Ms. Jordan and approved.

**3. Colonial Commons Apartment Project:** Resolution 1270-18 — Adopt the General Project Plan

Resolution 1270-18 approved a 10-year payment-in-lieu-of-tax agreement for the \$5.5 million apartment project at 1419 Erie Blvd. The 52-unit, market rate apartment building was financed by First National Bank of Kinderhook. Current taxes are less than \$1,000 and the PILOT boosts the tax base with nearly \$200,000 in payments the first year. Mrs. Zalewski-Wildzunas moved Resolution 1270-18; seconded by Ms. Jordan. Following discussion, Resolution 1270-18 was approved.

**4. Former Gazette Press Building:** Resolution 1271-18 — Adopt the General Project Plan

Resolution 1271-18 allocated \$250,000 to the City of Schenectady for an assignable purchase option allowing acquisition of the former Skypes Gallery and Gazette Press buildings at 136 and 132 Broadway, respectively. An additional \$50,000 was allotted for due diligence. The intention is to sell the properties for redevelopment. Ms. Jordan moved Resolution 1271-18; seconded by Mr. Lewis and approved.

**5. Unilux Advanced Manufacturing Project:** Resolution 1272-18 — Hold a Public Hearing

Unilux Advanced Manufacturing (also known as L&L Manufacturing) and its affiliated real estate holding company, Niskayuna Realty LLC, have manufactured commercial and industrial boilers since 2003 from a 67,200 square foot facility in the Niskayuna Commerce Park. The company employs about 40 people. Resolution 1272-18 authorized holding a public hearing for a 10-year payment-in-lieu-of-tax agreement that will keep this manufacturing company in the County. Resolution 1272-18 was moved by Mr. Webster; seconded by Mr. Dieterich and approved following discussion.

**6. Land Bank Demolition Project:** Resolution 1273-18 — Amend the General Project Plan

Resolution 1273-18 appropriated a supplemental \$150,000 grant to the Capital Region Land Bank for demolition of 708 Union Street. The demolition will be costly and complicated because of extensive water damage following a fire several years ago and the building is physically connected to the adjoining 706 Union Street (that is occupied). The Board previously authorized \$300,000 for 3 other demolitions that are underway. Ms. Jordan moved to adopt Resolution 1273-18; seconded by Mr. Lewis and approved after discussion.

**7. Downtown Parking Investment (2017-18) Project:** Resolution 1274-18 — Amend the General Project Plan

Resolution 1274-18 authorized a \$300,000 change order to Callanan Industries, Inc. for a series of fix-up tasks that would include additional paving, fencing, concrete work and general cleanup. Resolution 1274-18 was moved by Ms. Jordan; seconded by Mrs. Zalewski-Wildzunas. Discussion followed about the scope of work and the resolution was approved.

**8. Downtown Parking Project:** Resolution 1275-18 — Extend Contract

Resolution 1275-18 extended the existing contract with Bargstedt Enterprises through May 31, 2019 at \$15,000 per month. The contract was slated to expire on December 31, but with winter approaching, the firm will continue its snow plowing and removal responsibilities. A formal solicitation and procurement of services will take place in 2019. Ms. Jordan moved Resolution 1275-18; seconded by Mrs. Zalewski-Wildzunas and approved after discussion.

**Public Comment:** None

**Board Comment:** There was general discussion about the newly opened Amtrak Station, Hillside View project in Hamilton Hill and the opening of the new Clinton Street Mercantile. Mr. Golub proposed developing a process for recognizing the County's business, cultural and historical assets.

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

Respectfully submitted,

Jayne B. Lahut  
Executive Director