



Schenectady Metroplex Development Authority
Board Meeting Minutes
December 12, 2018

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

Absent: Robert Dieterich and John Mallozzi

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: Mr. Golub made a motion to approve the minutes of the November 14, 2018 meeting; seconded by Ms. Jordan and approved.

2. Treasurer's Report: Mrs. Zalewski-Wildzunas presented the financial report for activities through November 30th. There were no meaningful variances, so revenues and expenses were in line with the budget. Cash on hand was \$6.63 million. The pre-development budget was over budget but being monitored by the Fiscal Audit Committee. Mr. Lewis moved the Treasurer's Report; seconded by Mr. Webster and approved.

3. Whistling Kettle Renovation Project: Resolution 1276-18 — Adopt the General Project Plan

The project involved the purchase and renovation of the long vacant building at 138 Jay Street. Resolution 1276-18 approved a \$175,000 grant as well as exemptions from sales taxes, mortgage recording taxes, and real property taxes. The new owners will pay a Pilot that will increase revenues to local taxing jurisdictions. M&T Bank and the SBA are the lenders for the \$1,050,000 project. Ms. Jordan moved Resolution 1276-18; seconded by Mrs. Zalewski-Wildzunas. Following discussion, Resolution 1276-18 was approved.

4. Beekman 1802 at Mohawk Harbor: Resolution 1277-18 — Adopt the General Project Plan

Resolution 1277-18 awarded \$175,000 for Beekman 1802 to expand Schenectady operations by relocating to Mohawk Harbor. The company will lease 10,000 square feet of commercial space with the prospect to increasing employment from 17 to 50+. Mr. Lewis moved Resolution 1277-18; seconded by Mrs. Zalewski-Wildzunas. After discussion, Resolution 1277-18 was approved with Mr. Golub abstaining.

5. Gazette Press Building Project: Resolution 1278-18 — Amend the General Project Plan

Resolution 1278-18 authorized commencing the procedure for disposing of real property and the sale of 132-136 Broadway to Redburn Development for \$325,000. The law requires a 90-day notice period to the NYS Comptroller and the Authorities Budget Office. Metroplex holds an assignable purchase option with the City that triggers this state-mandated requirement. Resolution 1278-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved following discussion.

6. Unilux Advanced Manufacturing Project: Resolution 1279-18 — Adopt the General Project Plan

The resolution conferred a 10-year payment-in-lieu-of-tax agreement with Niskayuna Realty, LLC, an affiliated entity of Unilux, the Niskayuna-based commercial boiler manufacturer. The company operates from a 67,200 square foot facility in the Niskayuna Commerce Park and employs about 40. A public hearing was held on December 4th and no written or oral comments were received. Mr. Webster moved to adopt Resolution 1279-18; seconded by Ms. Casso and approved.

7. Aquatics Feasibility Study: Resolution 1280-18 — Consultant Contract

Resolution 1280-18 approved a \$40,200 contract with St. Louis-based aquatics consulting firm, Counsilman-Hunsaker to undertake a feasibility study for evaluating the market for a regional aquatic facility in Schenectady County. Resolution 1280-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Webster. Following discussion, Resolution 1280-18 was approved.

8. Auditing Services: Resolution 1281-18 — Extend Contract with BST & Co., CPAs

Resolution 1281-18 extended the contract with the Authority's auditor, BST & Co., for two more years. This action was consistent with the original terms of the contract approved by the Board in 2015. The compensation for the next two years of the audit would be \$16,250 per year. Ms. Jordan moved Resolution 1281-18; seconded by Mr. Lewis and approved.

Public Comment: None

Board Comment: Mr. Webster spoke about the Soap Box Derby event scheduled for June 8 in Schenectady.

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

Respectfully submitted,

Jayne B. Lahut
Executive Director