



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**August 22, 2018**

**Present:** Ray Gillen, Brad Lewis, Karen Zalewski-Wildzunas, Nancy Casso, Neil Golub, Todd Edwards, Paul Webster and John Mallozzi

**Absent:** Bob Dieterich and Sharon Jordan

**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 July 22, 2018 meeting was made by Mr. Golub; seconded by Mr. Lewis and approved. (Mr. Edwards was absent.)
2. **Treasurer's Report:** Mrs. Zalewski-Wildzunas summarized the Authority's financial activities through the end of July. Both revenues and operating expenses were under budget. Spending under pre-development was ahead of budget. Cash on hand was \$7.77 million. Mrs. Casso moved the Treasurer's Report; seconded by Mr. Golub and approved.

3. **Trustco Renovation Project:** Resolution 1255-18 — Hold a Public Hearing

The project involved the acquisition of the vacant, 6-story former Trustco Bank building and conversion to two floors of offices and four floors with 36 market-rate apartments. The development team for the \$5.5 million project is Maddalone & Associates (Chris Maddalone) and Hudson Partners Development (Seth Meltzer) who have residential projects in Schenectady, Albany and Rochester. Metroplex participation involved a \$95,000 grant, exemptions from sales taxes, mortgage recording taxes and real property taxes with a pilot generating new tax revenues on this formerly government-owned site. Resolution 1255-18 called for a public hearing prior to final consideration of the developer's application. Mrs. Zalewski-Wildzunas moved Resolution 1255-18; seconded by Mr. Golub and approved.

4. **C2 Architecture Glenville Project:** Resolution 1256-18 — Amend the General Project Plan

The Board previously approved financial assistance for Schenectady-based C2 Architecture, and its affiliated Euro Tile & Stone, relocating to the Airport Business Park on Route 50. An unforeseen expense concerned extending water service along the County right-of-way at a cost of \$108,000 including hydrants, piping and engineering costs. Mr. Lewis moved Resolution 1256-18; seconded by Mrs. Zalewski-Wildzunas. Following brief discussion, Resolution 1256-18 was approved with Mr. Golub abstaining.

5. **Foster Block Streetscape Improvements:** Resolution 1257-18 — Amend the General Project Plan

Resolution 1257-18 increased the project budget for remodeling the sidewalks and landscaping on State Street in front of the Foster complex from \$241,000 to \$375,000 after bids results

were higher than the engineer's estimate. The project would establish an outdoor café environment by eliminating over-grown landscaping, adding better lighting and creating a more inviting area on the 500 block of State Street. Resolution 1257-18 was moved by Mr. Lewis; seconded by Mrs. Zalewski-Wildzunas and approved.

**6. Foster Block Streetscape Improvements:** Resolution 1258-18 — Award Contract

Resolution 1258-18 awarded the streetscape work to James H. Maloy, Inc. as the qualified lowest bidder for \$311,500. Mrs. Zalewski-Wildzunas moved to accept Resolution 1258-18; seconded by Mr. Lewis and approved following discussion.

**7. Parking Investment (2017-18) Project:** Resolution 1259-18 — Award Paving Contract

Resolution 1259-18 authorized a contract with Callanan Industries Inc. for \$218,500 for asphalt replacement on the first deck of the Broadway Garage, sealcoating, and new striping. Callanan was the low bid of two received. Resolution 1259-18 was moved by Mrs. Zalewski-Wildzunas; seconded by Mrs. Casso and approved.

**8. Downtown Parking Project:** Resolution 1260-18 — Award Parking Management Services Contract

The Fiscal Audit Committee recommended the compensation award for Laz Parking, which is largely unchanged from the prior contracts in 2005 and 2011. Key provisions included a five-year contract through 2023 (with two one-year renewals at Metroplex's sole discretion); annual management fee of \$80,000 with an incentive of 8 percent of gross revenues (approximately an additional \$80,000 per year); sufficient insurance coverages; and Metroplex Board approved operating expenses as part of the annual parking budget. Mrs. Zalewski-Wildzunas moved Resolution 1260-18; seconded by Mr. Lewis and approved.

**9. 388 Broadway Office Building:** Resolution 1261-18 SEQRA

Resolution 1261-18 characterized the construction project as an Unlisted Action and determined the project would not have a significant effect on the environment. Mrs. Zalewski-Wildzunas moved Resolution 1261-18; seconded by Mr. Webster and approved.

**10. 388 Broadway Office Building:** Resolution 1262-18 — Adopt the General Project Plan

The \$7.1 million project involved constructing a two-story, 40,000 square foot office building to be leased to the County of Schenectady. Metroplex financial assistance included sales tax exemption and mortgage recording tax exemption. Mrs. Zalewski-Wildzunas moved Resolution 1262-18; seconded by Mr. Webster and approved.

**11. Electric City Apartments:** Resolution 1263-18 — Amend the General Project Plan

Resolution 1263-18 appropriated an additional \$350,000 for Metroplex outlays associated with site remediation, efforts to try and retain the Nicholas Building including the development of

plans and specs, legal and other costs. The Fiscal Audit Committee reviewed the expenditures and recommended allocating the funding. Mr. Lewis moved Resolution 1263-18; seconded by Mr. Golub and approved.

**Public Comment:** None

**Board Comment:** None

**Adjournment:** Mr. Edwards moved to adjourn, seconded by Mr. Lewis. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director