



Schenectady Metroplex Development Authority
Board Meeting Minutes
February 13, 2019

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

Absent: Nancy Casso 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:** Ms. Jordan made a motion to approve the minutes of the December 12, 2018 meeting; seconded by Mrs. Zalewski-Wildzunas and approved.
- 2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the financial report for the period ending December 31, 2018. Revenues fell just short of budget forecasts, while operating expenses were under budget. Cash on hand was \$5.38 million. The pre-development budget was over budget for the year. Mr. Lewis moved the Treasurer's Report; seconded by Mr. Dieterich and approved.
- 3. Gaming Insomniacs Project:** Resolution 1282-19 — Adopt the General Project Plan
The resolution authorized a \$66,000 grant for the company to open the Capital Region's first eSports facility in Center City. The goal is attracting a younger demographic to downtown Schenectady. Mrs. Zalewski-Wildzunas moved Resolution 1282-19; seconded by Mr. Webster. Following discussion, Resolution 1282-19 was approved.
- 4. Downtown Ambassador Program:** Resolution 1283-19 — Adopt the General Project Plan
Resolution 1283-19 awarded \$102,000 for on-going support for the Downtown Ambassador program operated by the City Mission. Following discussion about new projects opening on State Street below Erie Blvd in 2019, Mr. Golub moved Resolution 1283-19; seconded by Ms. Jordan and approved.
- 5. Delta Engineers Project:** Resolution 1284-19 — Adopt the General Project Plan
Delta Engineers relocated its Capital Region offices to Mohawk Harbor and is leasing 5,500 square feet of office space. Resolution 1284-19 awarded a \$60,000 grant towards leasehold improvements and fit-up costs, which totaled \$800,000. Resolution 1284-19 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved.
- 6. Mohawk Harbor Retail Study:** Resolution 1285-19 — Feasibility Study
Resolution 1285-19 allocated \$30,000 towards retaining Experientia Development Partners of Old Saybrook, CT for a study on adding additional venues/attractions to Mohawk Harbor. Rush Gaming and the Galesi Group will contribute \$30,000 apiece. Mrs. Zalewski-

Wildzunas moved to adopt Resolution 1285-19; seconded by Mr. Golub and approved after discussion.

7. Downtown Parking Project: Resolution 1286-19 — Adopt FY-2019 Parking Budget

The 2019 parking budget reflected an 11 percent increase in revenues and 8.9 percent increase in operating expenses. Demand for parking remains very high throughout downtown. Resolution 1286-19 approved the 2019 budget that was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved.

8. Project Reconciliation and Accounting: Resolution 1287-19 — Release Project Obligations

Resolution 1287-19 closed out 21 projects and recaptured \$304,599 of unspent funds. This is a requirement for the pending annual audit. Ms. Jordan moved Resolution 1287-19; seconded by Mr. Lewis and approved.

9. Project Reconciliation and Accounting: Resolution 1288-19 — Allocate Funds for Unbudgeted Project Expenditures

The action allocated \$29,282 towards four projects that have been completed or closed and exceeded the budget allotment. Mr. Golub moved Resolution 1288-19; seconded by Mrs. Zalewski-Wildzunas and approved.

10. Annual Meeting: Resolution 1289-19 — Election of Officers

Mr. Golub moved Resolution 1289-19; seconded by Mr. Dieterich

Public Comment: None

Board Comment: None

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

Respectfully submitted,

Jayne B. Lahut
Executive Director