



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**May 8, 2019**

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

**Absent:** Sharon Jordan, Nancy Casso and John Mallozzi

**Others:** Jayme Lahut, Maureen Behrens, David Hogenkamp, and Mark Meigher

**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 April 8, 2019 meeting; seconded by Mr. Webster and approved.

**2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the financial report for the period ending April 30, 2019. Cash on hand was \$4.1 million, sales tax revenue was slighting below projections and predevelopment expenses were tracking below budget. Mr. Lewis moved the Treasurer's Report; seconded by Mr. Dieterich and approved

**3. Airport Business Park Development Project:** Resolution 1309-19 — Hold Public Hearing  
The project developer, Highbridge Development Airport SP, LLC (an affiliated entity of Highbridge Development), will buy a 6.7-acre parcel from Schenectady County, demolish the existing hangar and build a 47,600 square foot office and tech facility. The total investment is anticipated to be \$7.5 million. Resolution 1309-19 calling for a public hearing was moved by Mr. Lewis; seconded by Mrs. Zalewski-Wildzunas and approved.

**4. Parking Lot on Eastern Avenue Project:** Resolution 1310-19 — SEQR / No Effect on the Environment

The project involved selling a Metroplex-owned parcel at 722 Eastern Avenue to Schaffer Heights Housing Corporation, which owns two adjacent vacant lots. The three lots would be combined to construct a parking lot to service commercial office at Schaffer Heights. Resolution 1310-19 characterized the project as an Unlisted Action and issued a negative declaration. Mr. Lewis moved Resolution 1310-19; seconded by Mrs. Zalewski-Wildzunas and approved.

**4. Parking Lot on Eastern Avenue Project:** Resolution 1311-19 — Sell Property at 722 Eastern Avenue, Schenectady

Resolution 1311-19 authorized selling the .08-acre vacant parcel at 722 Eastern Avenue for the fair-market value of \$7,900 based on an appraisal. Mrs. Zalewski-Wildzunas moved Resolution 1311-19; seconded by Mr. Dietrich and approved.

**5. Parking Lot on Eastern Avenue Project:** Resolution 1312-19 — Adopt the General Project Plan

Resolution 1312-19 authorized \$204,700 in funding to Schaffer Heights Housing Corporation to construct a 19-space parking lot with a retaining wall and landscaping. Resolution 1312-19 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Golub and approved.

**6. 129 Jay Street Façade Project:** Resolution 1313-19 — Adopt the General Project Plan

Austin Fisher owns 129 Jay Street, across from the Whistling Kettle. Proposed façade improvements include new storefront windows, the replacement or repair of deteriorated building material and the painting of the building. The \$75,000 investment will preserve the circa-1895 Romanesque Revival building. Resolution 1313-19 awarded a matching grant of \$35,000; moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved.

**5. Catapult Games Project:** Resolution 1314-19 — Adopt the General Project Plan

Resolution 1314-18 approved a \$24,000 grant to Catapult Games, Inc. a burgeoning virtual reality gaming company that is relocating to the Urban Co-Works property. The relocation of Catapult continues to grow the “gaming” cluster of businesses located in downtown Schenectady. Mr. Webster moved Resolution 1314-19; seconded by Mrs. Zalewski-Wildzunas. and approved.

**Public Comment:** None

**Board Comment:** Mr. Gillen updated the Board on recent announcements and successes. Mrs. Zalewski-Wildzunas thanked Sharon Jordan for her leadership in fundraising for the recently opened Mont Pleasant Library Branch.

**Adjournment:** Mrs. Zalewski-Wildzunas moved to adjourn, seconded by Mr. Webster. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director