



Schenectady Metroplex Development Authority
Board Meeting Minutes
June 26, 2019

Present: Ray Gillen, Bradley Lewis, Sharon Jordan, Michael Angelozzi, Nancy Casso, Robert Dieterich, Todd Edwards and Neil Golub

Absent: Karen Zalewski-Wildzunas, Paul Webster and Steven Rifenburg

Others: Jayme Lahut, David Hogenkamp, Mark Meigher 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 May 8, 2019 meeting; seconded by Ms. Jordan and approved.

2. Treasurer's Report: Mr. Lahut presented the financial report for the period ending May 31, 2019. Both the operating pre-development budgets were within budget parameters. Cash on hand was \$4 million with \$2.9 million in project commitments pending. Mr. Golub moved the Treasurer's Report; seconded by Mr. Lewis and approved.

3. Airport Business Park Development Project: Resolution 1315-19 — SEQR / No Effect on the Environment

The state-mandated environmental review evaluated the proposed demolition of an existing hangar, and construction of a 47,600 square foot commercial office and technology building on 6.7-acres at Glenville's Airport Business Park. Resolution 1315-19 characterized the project as an Unlisted Action and issued a negative declaration. Mr. Dieterich moved Resolution 1315-19; seconded by Ms. Jordan and approved.

4. Airport Business Park Development Project: Resolution 1316-19 — Adopt the General Project Plan

The public hearing on the project was held on June 5th and no written or oral comments were received. Metroplex's participation involved providing Highbridge Development Airport SP, LLC an exemption from sales and use taxes, mortgage recording taxes and real property taxes. A yet to be named tenant expects to create 50+ jobs at the facility. Mr. Lewis moved Resolution 1316-19; seconded by Mr. Dieterich and approved after brief discussion.

5. Rail Track Improvement Project / Glenville Business and Technology Park: Resolution 1317-19 — Adopt the General Project Plan

The resolution involved Metroplex advancing the financing needed to the Schenectady County IDA for rail repairs in the Glenville Business Park. The \$462,891 project has secured funding from NYS DOT (\$300,000), Adirondack Beverage (\$54,297) and Dimension Fabricators (\$54,297). The improvements extend about 4,150 lineal feet including switches,

rail, and at grade crossings, which improves transportation efficiencies and marketability of the park. Mr. Dieterich moved Resolution 1317-19; seconded by Mr. Lewis and approved.

6. Rail Track Improvement Project / Glenville Business and Technology Park: Resolution 1318-19 — Memorandum of Agreement with the Schenectady County IDA

Resolution 1318-19 authorized the Authority entering into a Memorandum of Agreement with the County IDA to manage the project on its behalf, especially the NYS DOT Passenger & Freight Rail Assistance Program grant of \$300,000. Mr. Dieterich moved Resolution 1318-19; seconded by Mrs. Casso and approved.

7. Scotia Building Demolition Project: Resolution 1319-19 — SEQR / No Effect on the Environment

The project involved the demolition of a small, blighted building in the core of the Village of Scotia at 102 Mohawk Avenue. Resolution 1319-19 characterized the project as an Unlisted Action and issued a negative declaration. Mr. Dieterich moved Resolution 1319-19; seconded by Ms. Jordan and approved.

8. Scotia Building Demolition Project: Resolution 1320-19 — Adopt the General Project Plan

Resolution 1320-19 awarded a \$45,000 grant for asbestos abatement and demolition of the vacant building at 102 Mohawk Avenue. The Koehler family intends to make further investments in the site as they own the adjoining properties. Mr. Dieterich moved Resolution 1320-19; seconded by Ms. Jordan and approved following discussion.

9. Building 9 (Phase 2) / Rotterdam Corporate Park: Resolution 1321-19 — Amend the General Project Plan

Resolution 1321-19 extended the financial assistance for the project — originally approved for a 100,000 square foot facility in 2018 — to encompass a further expansion of the facility by another 150,000 square feet. The total project costs have nearly doubled to \$7.1 million. Metroplex previously held a public hearing and completed an environmental review for the project. Mrs. Casso moved Resolution 1321-19; seconded by Mr. Angelozzi and approved.

10. Residences at Vista Square Project: Resolution 1322-19 — Amend the General Project Plan

Resolution 1322-19 authorized establishment of two payment-in-lieu-of-tax agreements for the project, which mirrors the two separate construction phases. Phase 1 is completed, and 104 units are nearly occupied; Phase 2 is now underway. The overall project will generate substantial tax payments to the Town, County and Mohonasen school district. Mrs. Casso moved Resolution 1322-19; seconded by Mr. Angelozzi and approved after discussion.

11. L&M Motel Project: Resolution 1323-19 — Adopt the General Project Plan

The project removes the subsurface wastewater tanks and leach field that once served the L&M Motel in Rotterdam. In 2018, Metroplex bid the work and received only one bid for more than \$625,000. Staff rebid the project and changed the scope of work but did not receive a single bid. Resolution 1323-19 amended the original General project Plan by

allocating \$185,000 towards the project. Mrs. Casso moved Resolution 1323-19; seconded by Mr. Angelozzi and approved.

12. L&M Motel Project: Resolution 1324-19 — Award Contract

Based on the Authority's procurement policy, a single source can be made where the bid process proved unsuccessful. Resolution 1324-19 awarded a contract to BP Excavation for \$150,000 to perform the L&M Motel disposal work. Mrs. Casso moved Resolution 1324-19; seconded by Mr. Angelozzi. Following discussion, Resolution 1324-19 was approved.

13. Bobby's Auto Service Site Cleanup Project: Resolution 1325-19 — SEQR / No Effect on the Environment

The project involved the demolition of the vacant Bobby's Auto Service in Rotterdam Jct. along with soil remediation. The site adjoins the aquifer for Rotterdam drinking water. With respect to the environmental review, Resolution 1325-19 characterized the project as an Unlisted Action and issued a negative declaration because the action offers many benefits to the community. Mrs. Casso moved Resolution 1325-19; seconded by Mr. Angelozzi and approved.

14. Bobby's Auto Service Site Cleanup Project: Resolution 1326-19 — Adopt the General Project Plan

Resolution 1326-19 allocated \$300,000 for the demolition and cleanup of Bobby's Auto Service in Rotterdam Jct. C.T. Male represents Metroplex on this project. Mrs. Casso moved Resolution 1326-19; seconded by Mr. Angelozzi and approved after discussion.

15. Bobby's Auto Service Site Cleanup Project: Resolution 1327-19 — Award the Contract

Resolution 1327-19 awarded a contract to Dan's Hauling and Demolition of Troy for \$295,970 as the only bidder for the demolition and sub-surface contamination removal. Mrs. Casso moved Resolution 1327-19; seconded by Mr. Angelozzi and approved.

16. Risa Management Corp. Relocation Project: Resolution 1328-19 — Adopt the General Project Plan

Risa Management Corp., based in Queens, relocated its metal fabrication business to Building 14 in the Rotterdam Corporate Park. Resolution 1328-19 appropriated a \$50,000 grant towards leasehold improvements, office fit-up and relocation expenses. Mrs. Casso moved Resolution 1328-19; seconded by Mr. Angelozzi and approved after discussion.

17. Erie Blvd. Building Demolitions: Resolution 1329-19 — SEQR / No Effect on the Environment

An affiliated entity of Highbridge Development will demolish two vacant buildings on Erie Blvd. to make way for future development. The former Sears at 168 Erie Blvd. and the vacant Pentagon at 154 Erie Blvd. would be knocked down by late summer. Resolution 1329-19 characterized the project as an Unlisted Action and issued a negative declaration. Ms. Jordan moved Resolution 1329-19; seconded by Mr. Lewis and approved.

18. Erie Blvd. Building Demolitions: Resolution 1330-19 — Adopt the General Project Plan

Resolution 1330-19 awarded at \$195,000 grant to Highbridge Erie, LLC for asbestos abatement and demolition of two buildings on Erie Blvd. The project budget is \$535,000. Mr. Golub moved Resolution 1330-19; seconded by Ms. Jordan and approved after discussion.

19. Mill Artisan District Project: Resolution 1331-19 — Amend the General Project Plan

Metroplex secured three different State grants worth \$5.725 million in support of this project on lower State Street. The funds will not be disbursed until a certificate of occupancy is issued. This is causing a financing gap in the project. Working with the developer, JT Pollard, Pioneer Bank and BBL Carlton, bridge financing is now available with Metroplex support covering the interest costs. Ms. Jordan moved Resolution 1331-19; seconded by Mr. Lewis. After discussion, Resolution 1331-19 was approved unanimously.

20. 1016 State Street Project: Resolution 1332-19 — Adopt the General Project Plan

Resolution 1332-19 allotted a \$60,000 grant for exterior facade improvements to 1016 State Street in Schenectady, which was recently purchased by Khalil Salim who operates Discount Plumbing. The two-story building would be fully renovated for the plumbing business, a small streetside café, and two apartments. Regarding SEQR, the action was classified as Type II (exempt). Ms. Jordan moved Resolution 1332-19; seconded by Mr. Golub and approved.

21. Downtown Parking Project: Resolution 1333-19 — Award Maintenance Contracts

Metroplex received three bids for its solicitation for snow plowing and landscaping services. Resolution 1333-19 awarded a 3-year contract with 2 renewals to Bargstedt Enterprises for \$180,000 plus snow removal costs and allocated an additional \$125,000 allowance for Bargstedt and/or the DSIC to perform additional services as directed by Metroplex. Ms. Jordan moved Resolution 1333-19; seconded by Mr. Lewis and approved.

22. Downtown Fix-up #3 Project: Resolution 1334-19 — Adopt General Project Plan

Resolution 1334-19 appropriated \$150,000 towards maintaining high-quality streetscape elements — sidewalks, curbs, handicap ramps, pavers, crosswalks, parking lot screening and landscaping / plantings. Ms. Jordan moved Resolution 1334-19; seconded by Mr. Lewis and approved.

23. 605 Union Street Property Disposition: Resolution 1335-19 — SEQR / No Effect on the Environment

The action involved the conveyance of a 407-square-foot piece of the Metroplex parking lot located at 605 Union Street and released an easement on the adjoining driveway next door to DED Associates, LLC, the new owners of the Manhattan Exchange. DED Associates have secured City approvals to expand the restaurant. Resolution 1335-19, which listed the project as an Unlisted Action and made a negative declaration, was moved by Ms. Jordan, seconded by Mr. Lewis and approved.

24. 605 Union Street Property Disposition: Resolution 1336-19 — Sell Real Property

DED Associates, LLC, the new owners of the Manhattan Exchange, are expanding the facility and adding a roof patio. This required obtaining a 407 square foot piece of the Metroplex parking lot located at 605 Union Street and releasing an easement on the adjoining driveway. Consistent with the Authority's Real Property Disposition Policy, the property is valued at \$2,035 and the easement at \$300, which DED Associates must pay. Mr. Lewis moved Resolution 1336-19; seconded by Mr. Golub and approved.

Public Comment: None

Board Comment: Mr. Gillen spoke about the Town of Niskayuna's interest in having the entire Town footprint incorporated into the Metroplex service district.

Adjournment: Mr. Golub moved to adjourn, seconded by Mr. Lewis. The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Jayme B. Lahut
Executive Director