



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**August 14, 2019**

**Present:** Ray Gillen, Sharon Jordan, Karen Zalewski-Wildzunas, Robert Dieterich, Todd Edwards, Steven Rifenburg and Paul Webster.

**Absent:** Bradley Lewis, Michael Angelozzi, Nancy Casso and Neil Golub

**Others:** Jayme Lahut, Maureen Behrens, David Hogenkamp, Mark Meigher, Jennifer Medler and Brendan Savage

**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 June 26, 2019 meeting; seconded by Mr. Webster and approved. (Mr. Rifenburg was absent.)
- 2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the financial report for the period ending July 31, 2019. Both the operating and predevelopment budgets were well within budget forecasts and cash on hand stood at \$4.1 million. Mr. Dieterich moved the Treasurer's Report; seconded by Mr. Edwards and approved. (Mr. Rifenburg was absent.)
- 3. Citizens Bank Project:** Resolution 1337-19 — Hold a Public Hearing  
The project involved the purchase of the Citizens Bank land and building located at 501 State Street by Redburn Development, which plans to demolish the vacant 12,500 square foot structure, build a parking lot and ultimately redevelop the site. Metroplex participation would include a \$295,000 grant, managing the parking lot and retaining parking revenues, and exemptions pursuant to §2667 of the Metroplex statute. Resolution 1337-19 called for holding a public hearing. Mrs. Zalewski-Wildzunas moved Resolution 1337-19; seconded by Ms. Jordan. Following discussion, Resolution 1337-19 was approved. (Mr. Rifenburg was absent.)
- 4. Weigh Station Restoration Project:** Resolution 1338-19 — Commence Real Property Disposition Process  
Resolution 1338-19 initiated the state-mandated process for disposition of real property by allowing for the 90-day notice period to State agencies. Aneesa Waheed, owner of Tara Kitchen, is prepared to pay \$26,000 for the Weigh Station in the Broadway South parking lot and convert the 2-story 2,400 square foot structure as a Moroccan spa. Ms. Jordan moved Resolution 1338-19; seconded by Mrs. Zalewski-Wildzunas and approved after discussion.
- 5. Lamp Lane and Stratton Plaza Parcels:** Resolution 1339-19 — Commence Real Property Disposition Process  
Resolution 1339-19 initiated the state-mandated process for disposition of real property by allowing for the 90-day notice period to State agencies with respect to two (2) small properties that rightfully should belong to the City of Schenectady. The land encompasses

Lamp Lane and a portion of Stratton Plaza near Broadway. The area is primarily used for deliveries and emergency access for Proctors, Bow Tie Cinema, Siemens, and the tenants occupying 426 State Street. A prior transfer circa 2006 was never completed. Ms. Jordan moved Resolution 1339-19; seconded by Mr. Webster and approved.

**6. Glenville Business and Technology Park Pedestrian Safety Project:** Resolution 1340-19  
Adopt General Project Plan and Take Related Actions

Metroplex, the Scotia-Glenville School District, the Town of Glenville and the Galesi Group have co-sponsored a safety project that separates school grounds from the Glenville Business and Technology Park. The \$150,000 project installs over 1,100-lineal feet of 8-foot high fence and a 680-foot sidewalk dividing the school property from the business park. Mr. Dieterich moved Resolution 1340-19; seconded by Ms. Jordan and approved after discussion.

**7. HP-You, LLC Hydraulics Project:** Resolution 1341-19 — SEQR

The project constructs a 3,120 square foot building on a 1-acre site in the Hamlet of Duanesburg along Route 20 at the airport in support of light manufacturing. The company, HP-You, LLC, designs, manufactures and assembles computer-controlled hydraulic systems. Resolution 1341-19 characterized the project as an Unlisted Action and issued a negative declaration. Mr. Edwards moved Resolution 1341-19; seconded by Mrs. Zalewski-Wildzunas and approved.

**8. HP-You, LLC Hydraulics Project:** Resolution 1342-19 — Adopt the General Project Plan

HP-You, LLC plans to relocate from the Town of Knox to the Hamlet of Duanesburg to expand its hydraulic systems business with the aid of a \$30,000 Metroplex grant. The total project cost is \$142,000. The project creates jobs and adds tax base. Mr. Edwards moved Resolution 1342-19; seconded by Mrs. Zalewski-Wildzunas and approved.

**9. Downtown Ambassador Program:** Resolution 1343-19 — Amend the General Project Plan

Resolution 1343-19 supplemented Metroplex's on-going support for the Downtown Ambassador Program by authorizing an additional \$60,000 to expand its patrol footprint to include Lower State Street below Erie Blvd. This area is experiencing strong investment especially in residential development. Ms. Jordan moved Resolution 1343-19; seconded by Mrs. Zalewski-Wildzunas and approved after discussion.

**10. Albany Street Demolitions:** Resolution 1344-19 — Adopt the General Project Plan

Metroplex's participation involved an \$85,000 grant to The Community Builders (TCB) plus using \$20,000 of Restore NY funds that had already been dedicated to the project for the demolition of structures located on three adjoining properties at 749 through 763 Albany Street. This supports the Hillside Crossings project in Hamilton Hill that TCB is developing. Mrs. Zalewski-Wildzunas moved Resolution 1344-19; seconded by Ms. Jordan and approved.

**11. 944 Crane Street Façade Project:** Resolution 1345-19 — Adopt the General Project Plan

Resolution 1345-19 allocated a \$99,000 facade grant for 944 Crane Street and authorized an assignable option for a vacant lot at 932 Crane Street. The project will use a \$50,000 Main Street grant managed by Better Neighborhoods Inc., Schenectady's housing partner, to focus on supporting commercial properties on Crane Street. Ms. Jordan moved Resolution 1345-19; seconded by Mrs. Zalewski-Wildzunas and approved after discussion.

**Public Comment:** None

**Board Comment:** There was a general discussion about several vacant or distressed properties in downtown that do not generate any jobs or bolster tax base that require attention.

**Adjournment:** Mrs. Zalewski-Wildzunas moved to adjourn, seconded by Mr. Dieterich. The meeting was adjourned at 6:35 pm.

Respectfully submitted,

Jayne B. Lahut  
Executive Director