



**Schenectady Metroplex Development Authority  
Board Meeting Minutes  
September 11, 2019**

**Present:** Ray Gillen, Sharon Jordan, Karen Zalewski-Wildzunas, Michael Angelozzi, Nancy Casso, Todd Edwards, Neil Golub and Paul Webster

**Absent:** Bradley Lewis, Robert Dieterich and Steven Rifenburg

**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:** Mr. Golub made a motion to approve the minutes of the August 14, 2019 meeting; seconded by Mr. Webster and approved.

**2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the financial report for the period ending August 31, 2019. Cash on hand was \$3.7 million, while income and operating expense were tracking well within budget. The predevelopment budget also was below budget. Mr. Golub moved the Treasurer's Report; seconded by Mr. Lewis and approved.

**3. Citizens Bank Project:** Resolution 1346-19 — SEQR / No Effect on the Environment

The project involved the acquisition and demolition of the former Citizens Bank building at 501 State Street. The lot will be converted into a temporary public parking lot in preparation for redevelopment in the future. Resolution 1346-19 characterized the project as an Unlisted Action and issued a negative declaration. Mrs. Zalewski-Wildzunas moved Resolution 1346-19; seconded by Ms. Jordan and approved.

**4. Citizens Bank Project:** Resolution 1347-19 — Adopt the General Project Plan

Metroplex's participation in the project included a grant of up to \$295,000 to Redburn Development Partners, partial tax exemption, and management of the temporary parking lot. The public hearing was held on September 4 and no comments were received. Ms. Jordan moved Resolution 1347-19; seconded by Mrs. Zalewski-Wildzunas and approved following discussion.

**5. Gazette Press Façade Project:** Resolution 1348-19 — SEQR / No Effect on the Environment

The project involved a \$95,000 grant to Redburn Development Partners for exterior improvements to the former Gazette Press building. Resolution 1348-19 characterized the project as an Unlisted Action and issued a negative declaration. Mrs. Zalewski-Wildzunas moved Resolution 1348-19; seconded by Ms. Jordan and approved.

**6. Gazette Press Façade Project:** Resolution 1349-19 — Amend the General Project Plan

The façade restoration project returns the building's exterior to its original early 20<sup>th</sup> century notoriety. Work should start within a few weeks. Ms. Jordan moved Resolution 1349-19; seconded by Mrs. Zalewski-Wildzunas and approved after brief discussion.

**7. Downtown Fix-up #3 Project:** Resolution 1350-19 — Award Construction Contract

In July the Board allocated \$150,000 for certain repairs and deferred maintenance with respect to streetscape facilities, such as, sidewalks, handicap ramps, and pavers, and other elements from curb to storefront within downtown. Bids were opened and only one bid was submitted for the work from Callanan Industries for \$138,935. Resolution 1350-19 awarded the work to Callanan. Mr. Golub moved Resolution 1350-19; seconded by Mrs. Zalewski-Wildzunas and approved.

**Public Comment:** None

**Board Comment:** There was brief discussion of miscellaneous projects.

**Adjournment:** Mr. Golub moved to adjourn, seconded by Mr. Edwards. The meeting was adjourned at 6:10 p.m.

Respectfully submitted,

Jayme B. Lahut  
Executive Director