



**Schenectady Metroplex Development Authority
Board Meeting Minutes
December 18, 2019**

Present: Ray Gillen, Bradley Lewis, Sharon Jordan, Karen Zalewski-Wildzunas, Nancy Casso, Robert Dieterich, Todd Edwards, and Steven Rifenburg

Absent: Neil Golub, Michael Angelozzi and Paul Webster

Others: Jayme Lahut, Maureen Behrens, 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: Mrs. Zalewski-Wildzunas made a motion to approve the minutes of the November 13, 2019 meeting; seconded by Mr. Dieterich and approved.

2. Treasurer's Report: Mrs. Zalewski-Wildzunas presented the financial report for the period ending November 30, 2019. Cash on hand stood at \$1.9 million. Income exceeded budget and both operating expenses and predevelopment outlays were also lower than budget. Mr. Dieterich moved the Treasurer's Report; seconded by Mr. Lewis and approved.

3. Adirondack Beverage Expansion Project: Resolution 1366-19 — Adopt the General Project Plan

Adirondack Beverage Corporation plans to expand its Glenville operations by adding a 100,000 square foot warehouse and also converting an existing storage building to production space. The combined \$15 million project will add 50 jobs. A public hearing was held on December 4 and no comments were received. Mr. Dieterich moved Resolution 1366-19; seconded by Mr. Lewis and approved after discussion.

4. Weigh Station Restoration Project: Resolution 1367-19 — SEQR

The action involved the sale of the Weigh Station and plans to renovate and convert the facility to a spa. Resolution 1367-19, which listed the project as an Unlisted Action and made a negative declaration, was moved by Ms. Jordan, seconded by Mrs. Zalewski-Wildzunas and approved.

5. Weigh Station Restoration Project: Resolution 1368-19 — Adopt the General Project Plan

Resolution 1368-19 sells the Weigh Station to Tara Hammam, LLC for \$26,000 and reallocates a prior grant for \$60,000 to renovate this facility. Plans called for renovating the 2-story, 2,400 square foot structure as a Moroccan spa that would include a lobby, steam and treatment rooms, and lavatories. The total project cost exceeds \$200,000. Ms. Jordan moved Resolution 1368-19; seconded by Mrs. Zalewski-Wildzunas and approved after discussion.

6. Lower State Street Parking Project: Resolution 1369-19 — Adopt the General Project Plan

Resolution 1369-19 authorized a grant of \$176,228 to SUNY Schenectady as a match to a State grant for reconstructing 3 small parking lots on S. Church Street. The lots are in poor condition and this improves parking for staff and students using the new classrooms

at the Mill District for the brewing and confectionary programs. Mrs. Zalewski-Wildzunas moved Resolution 1369-19; seconded by Ms. Jordan and approved.

7. Management Services Agreement: Resolution 1370-19 — Approve Agreement with Schenectady County

The resolution consented to entering into a management agreement with the County for having Metroplex oversee and manage the Community Business Center at 920 Albany Street. The management agreement is similar to those with the Land Bank, City IDA, County IDA and the Capital Resource Corporation. Mrs. Zalewski-Wildzunas moved Resolution 1370-19; seconded by Mr. Lewis and approved after discussion.

8. Downtown Parking Budget: Resolution 1371-19 — Adopt FY-2020 Budget

The 2020 parking budget reflected an increase in revenues as well as operating expenses. Demand for parking remains very high throughout downtown. The Fiscal Audit Committee reviewed and recommended adoption of the budget. Resolution 1371-19 to adopt the 2020 budget that was moved by Ms. Jordan and seconded by Mrs. Zalewski-Wildzunas. The resolution was approved unanimously.

9. Project Reconciliation and Accounting: Resolution 1372-19 — Allocate Additional Funds for the Foster Streetscape Project

Resolution 1372-19 increased the project budget by \$132,571.71. The Fiscal Audit Committee reviewed and recommended the supplemental funding. Mrs. Zalewski-Wildzunas moved Resolution 1372-19; seconded by Mrs. Casso and approved.

10. Project Reconciliation and Accounting: Resolution 1373-19: Allocate Additional Funds for the 2017 Parking Investment Program

Resolution 1373-19 allocated an additional \$77,011.78 for the program. The Fiscal Audit Committee reviewed and recommended the supplemental funding. Mrs. Zalewski-Wildzunas moved Resolution 1373-19; seconded by Mr. Lewis and approved.

Public Comment: None

Board Comment: Ray Gillen spoke about the kick-off of the DRI grant awarded to the City.

Ms. Jordan made a motion to convene in executive session to discuss a real property transaction; seconded by Mr. Lewis. The Board convened in executive session at 6:20 p.m. At 6:30 p.m. Ms. Jordan moved to reconvene in public; seconded by Mr. Lewis and approved. There were no actions or votes during the executive session.

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

Respectfully submitted,

Jayne B. Lahut
Executive Director