



**Schenectady Metroplex Development Authority  
Board Meeting Minutes  
January 15, 2020**

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

**Absent:** Bradley Lewis, Sharon Jordan, Michael Angelozzi and Nancy Casso

**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:** Mr. Golub made a motion to approve the minutes of the December 18, 2019 meeting; seconded by Mrs. Zalewski-Wildzunas and approved.

**2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the financial report for the period ending December 31, 2019. Cash on hand stood at \$1.86 million. Income exceeded budget for the year and both operating expenses and predevelopment outlays were also lower than budget. Mr. Dieterich moved the Treasurer's Report; seconded by Mr. Edwards and approved.

**3. SI Group Relocation Project:** Resolution 1374-20 — Hold a Public Hearing

Resolution 1374-19 authorized holding a public hearing with respect to the SI Group relocating its global headquarters from Niskayuna to the Golub Corporation building in Schenectady, where it would occupy 40,000 square feet. Headquartered in Schenectady and Niskayuna since its formation in 1907, SI Group operates more than 30 manufacturing facilities on five continents with approximately \$2 billion in annual sales, and more than 3,000 employees worldwide. Locally there are 200+ employees at the headquarters and 180+ at the Route 5S facility in Rotterdam Junction. Mr. Webster made a motion to approve Resolution 1374-20; seconded by Mrs. Zalewski-Wildzunas. After discussion, Resolution 1374-20 was approved with six in favor, none opposed, and Mr. Golub abstained.

**4. Schenectady Associates, LLC / 401 State Street Retention Project:** Resolution 1375-20 — Adopt the General Project Plan

A Galesi Group affiliated entity, Schenectady Associates, LLC, proposed renovation of the 2-story, 21,925-square-foot office building located at the northeast corner of State Street and Broadway in downtown. The project keeps 80+ jobs while retaining the current tenant, the New York State Justice Center for the Protection of People with Special Needs. A public hearing was held on January 8<sup>th</sup> with no comments received. With respect to SEQR, the project was classified as a Type II or exempt action. Metroplex participation involved a \$100,000 grant and tax exemptions. Resolution 1375-20 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Golub and approved unanimously after discussion.

**5. Miracle on Craig Street Project:** Resolution 1376-20 — Adopt the General Project Plan

The non-profit corporation, Miracle on Craig Street, Inc. proposed to renovate the Carver Community Center. The facility was closed in 2013, taken via foreclosure by the City, and conveyed to the non-profit in 2019. Plans call for replacing or upgrading the major building systems (ventilation, plumbing, electrical). The building would be used for business development and community uses. Metroplex and the City would provide \$150,000 each. The Community Loan Fund has already approved construction financing. Bidding on the work is now underway. With respect to SEQR, the project was classified as a Type II or exempt action Mr. Webster moved Resolution 1376-20; seconded by Mrs. Zalewski-Wildzunas and approved after discussion with Mr. Golub abstaining

**6. BelGioioso Cheese Project:** Resolution 1377-20 — Amend the General Project Plan

Resolution 1377-20 authorized a supplemental \$85,000 grant for the new BelGioioso factory in Glenville for higher than expected costs associated with extending the municipal water lines and sharing the cost of cleaning up an adjacent parcel including part of the former central heating plant that once served the former Navy Depot. The Metroplex grant would increase from \$300,000 to \$385,000. Mr. Dieterich moved Resolution 1377-20; seconded by Mr. Webster and approved.

**7. 125 Jay Street Façade Project:** Resolution 1378-20 — Adopt the General Project Plan

Resolution 1378-20 allocated \$35,000 for façade improvements including new storefront windows and repairing deteriorated building material. The property is across from The Whistling Kettle on pedestrian Jay Street. The project was classified as a Type II under SEQR. Resolution 1378-20 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Golub and approved.

**Public Comment:** None

**Board Comment:** None

**Adjournment:** Mr. Golub moved to adjourn, seconded by Mrs. Zalewski-Wildzunas. The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Jayne B. Lahut  
Executive Director