



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**February 12, 2020**

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

**Absent:** Michael Angelozzi, Robert Dieterich and Paul Webster

**Others:** Jayme Lahut, Maureen Behrens, David Hogenkamp 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 January 15, 2020 meeting; seconded by Mrs. Zalewski-Wildzunas and approved.

**2. 426 Franklin Street Project:** Resolution 1379-20 — Hold a Public Hearing

Resolution 1379-20 called for holding a public hearing with respect to the renovation of the 2-story, approximately 17,100 square-foot building at 426-430 Franklin Street across from City Hall. The proposed building reuse would be first floor retail and second floor office space. Metroplex is considering exemptions from sales and use taxes, mortgage recording taxes and real property taxes with a PILOT resulting in increased revenues to taxing jurisdictions. Resolution 1379-20 was moved by Ms. Jordan, seconded by Mr. Lewis and approved. Mrs. Zalewski-Wildzunas abstained.

**3. 426 Franklin Street Project:** Resolution 1380-20 — SEQRA Lead Agency

The proximity of the building across from City Hall, which is listed of the federal and state historic registers, may trigger the state-mandated environmental review as a Type I action thereby requiring a coordinated review among all involved agencies. Resolution 1380-20 authorized Metroplex to seek lead agency status and complete the environmental review. Ms. Jordan moved Resolution 1380-20; seconded by Mr. Lewis and approved. Mrs. Zalewski-Wildzunas abstained.

**4. SI Group Relocation Project:** Resolution 1381-20 — Adopt the General Project Plan

A public hearing with respect to the project was held on February 5 and no comments were received. Metroplex financial assistance involved a \$450,000 grant as well as exemption for sales taxes for costs associated with the relocation project from Niskayuna to the Golub Corporation building in Schenectady, where it would occupy 40,000 square feet. Locally there are 200+ employees at the headquarters and 180+ at the Route 5S facility in Rotterdam Junction. Mrs. Zalewski-Wildzunas moved Resolution 1381-20; seconded by Ms. Jordan and approved. Mr. Golub abstained.

**5. Program Management Services:** Resolution 1382-20 — Contract with T. Wilson and Associates, LLC

Resolution 1382-20 retained Schenectady-based T. Wilson and Associates, LLC, a NYS certified Woman-Owned Business Enterprise, with a \$72,000 contract for property

management assistance, technical assistance and construction feasibility services. Ms. Jordan moved Resolution 1382-20; seconded by Mrs. Zalewski-Wildzunas and approved.

**6. Project Reconciliation and Accounting:** Resolution 1383-20 — Release Unexpended Project Obligations

Resolution 1383-20 closed 18 projects that were completed in 2019 and expended less than appropriated by the Board. The total unexpended funds were \$221,216. Resolution 1383-20 was moved by Mr. Lewis; seconded by Mrs. Zalewski-Wildzunas and approved.

**8. Project Reconciliation and Accounting:** Resolution 1384-20 — Allocate Additional Funds for Unbudgeted Project Expenditures

Resolution 1384-20 closed 6 projects that were completed in 2019 but spending exceeded Board authorizations and totaled \$148,859 as a result of legal billings and other soft costs. Mrs. Zalewski-Wildzunas moved Resolution 1384-20; seconded by Mr. Lewis and approved.

**9. Annual Meeting:** Resolution 1385-20 — Election of Officers

Mr. Golub moved Resolution 1385-20; seconded by Mrs. Casso that appointed Sharon Jordan as Secretary and Karen Zalewski-Wildzunas as Treasurer. The resolution was approved unanimously.

**10. Presentation** — Mr. Gillen presented the 2019 annual report that he had previously presented to the Schenectady County Legislature.

**Public Comment:** None

**Board Comment:** None

**Adjournment:** Mr. Golub moved to adjourn, seconded by Mr. Edwards. The meeting was adjourned at 6:50 p.m.

Respectfully submitted,

Jayme B. Lahut  
Executive Director