



Schenectady Metroplex Development Authority
Board Meeting Minutes
April 22, 2020 (via teleconference)

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

Absent: Paul Webster

Others: Jayme Lahut, David Hogenkamp, Maureen Behrens 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 March 11, 2020 meeting; seconded by Ms. Jordan and approved. Mr. Edwards abstained.
- 2. Treasurer's Report:** Karen Zalewski Wildzunas reviewed the report through the first quarter of 2020. Income of \$2.34 million was generated and the Authority's cash on hand was \$1.8 million. Following further discussion on predevelopment expenses and active projects, Mr. Lewis moved to accept the report as presented; seconded by Mr. Golub and approved.
- 3. 426 Franklin Street Project:** Resolution 1399-20 — SEQRA/ No Significant Effect on the Environment

The project involves the full renovation of the vacant two-story 17,100 square foot building at 426-430 Franklin Street for future office/retail use and the restoration of existing surface parking lots. Due to the proximity of historic buildings, including City Hall, the project was characterized as a Type 1 Action under the SEQRA. Metroplex conducted a coordinated review and determined that the project would not result in potentially significant adverse environmental impacts. Resolution 1399-20 was moved by Ms. Jordan; seconded by Mr. Lewis and approved. Mrs. Zalewski-Wildzunas abstained.
- 4. 426 Franklin Street Project:** Resolution 1400-20 — Adopt the General Project Plan

Resolution 1400-20 approved project benefits including a grant for \$175,000 and sales tax exemptions along with a PILOT that will increase revenues. A public hearing was held on March 6, 2020 and no written or oral comments were received regarding the project. Mr. Gillen thanked Chris and Brooke Spraragen for their investment in this project and it was noted that the façade improvements will be a welcome improvement to the Jay Street pedestrian plaza. Resolution 1400-20 was moved by Ms. Jordan; seconded by Mr. Lewis and approved. Mrs. Zalewski-Wildzunas abstained.
- 5. 2019 Audit:** Resolution 1401-20 — Adopt the Annual Audit

The annual audit was presented to the Fiscal Audit Committee by BST CPAs on April 17, 2020 and recommended to the Board for adoption. The audit was characterized as clean and unqualified. Metroplex staff included the audit in the annual submission to the New York

State Comptroller Authorities Budget Office. Mr. Golub moved Resolution 1401-20 adopting the FY-2019 Audit; seconded by Mr. Dietrich and approved.

6. SMRT Architects Relocation Project: Resolution 1402-20 — Adopt General Project Plan

SMRT Architects and Engineers, PC is a full-service architecture and engineering firm that will be relocating their New York State offices to the 5th floor of the Center City Building. Metroplex will provide a \$60,000 grant for leasehold improvements. Mr. Gillen noted that the \$30 million 200,000 square foot Center City Building is fully occupied with a mix of tenants. Resolution 1402-20 was moved by Mrs. Zalewski-Wildzunus; seconded by Ms. Jordan and approved.

7. K&E LLC Project: Resolution 1403-20 — Adopt the General Project Plan

The project involves the construction of a 7,027 square foot commercial building on vacant land at 718-720 Saratoga Road, Town of Glenville by 718 K&E LLC, a company owned by Edward Rovetto. Mr. Rovetto is the owner of an interior design and space planning business and multiple restaurants. Metroplex's involvement includes a partial exemption of taxes that will assist with some of the additional wastewater and sewer infrastructure that is required. Resolution 1403-20 was moved by Mr. Dietrich; seconded by Ms. Jordan and approved.

Public Comment: None

Board Comment: Mr. Gillen discussed some of the local impacts related to COVID-19. Jayme Lahut said the Finance Committee would be informed about budgetary considerations. Board members also discussed essential projects that were ongoing and the community's overall response.

Adjournment: Mr. Golub moved to adjourn, seconded by Mr. Lewis. The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Jayne B. Lahut
Executive Director