



**Schenectady Metroplex Development Authority
Board Meeting Minutes
March 31, 2021**

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

Absent: None

Others: Jayme Lahut, David Hogenkamp, Maureen Behrens, Jennifer Medler, Mark Meigher and an audience of 1

Call to Order: Mr. Gillen called the meeting to order at 5:00 p.m.

1. Approval of Minutes: Mr. Golub made a motion to approve the minutes; seconded by Ms. Jordan and approved.

2. Treasurer's Report: Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of February 28, 2021. There were no incongruities for the first two months of activities. Cash on hand was \$3.82 million. Ms. Jordan moved to accept the Treasurer's Report as presented; seconded by Mr. Lewis and approved.

3. Building 17 Rotterdam Corporate Park Project: Resolution 1450-21 — Adopt the General Project Plan

Building 17 plans call for constructing a 200,000 SF warehouse on a 12.3-acre parcel to be leased to prospective warehousing, distribution and logistical service businesses. The project budget is \$8.2 million. Metroplex participation involves providing exemptions on mortgage recording taxes, sales taxes, and a PILOT that will generate new tax revenue. Resolution 1450-21 was moved by Ms. Casso; seconded by Mr. Angelozzi and approved following discussion.

4. Project Reconciliation and Accounting: Resolution 1451-21 — Release Unexpended Project Obligations

Resolution 1451-21 closed 30 projects that were completed during 2020 and expended less than appropriated by the Board. The total unexpended funds were \$1,173,470. Resolution 1451-21 was moved by Mr. Golub; seconded by Mr. Lewis and approved.

5. Project Reconciliation and Accounting: Resolution 1452-21 — Allocate Additional Funds for Unbudgeted Project Expenditures

Resolution 1452-21 closed 3 projects that were completed in 2020 but spending exceeded Board authorizations and totaled \$79,683 as a result of legal billings and project-related soft costs. Mrs. Zalewski-Wildzunas moved Resolution 1452-21; seconded by Mr. Lewis and approved.

5. 2020 Audit: Resolution 1453-21 — Adopt the Annual Audit

The annual audit was presented to the Fiscal Audit Committee by BST CPAs on March 29, 2021 and recommended to the Board for adoption. The audit was characterized as clean and unqualified. The approved audit gets submitted to the Authorities Budget Office and posted on our website. Mr. Edwards moved Resolution 1453-21 adopting the FY-2020 Audit; seconded by Mrs. Zalewski-Wildzunas and approved.

6. Five-Year Capital Projects Plan: Resolution 1454-21 — Adopt the Plan

Resolution 1454-21 called for adopting the Five-Year Capital Projects Plan. It gets posted on the Metroplex website. The resolution was moved by Ms. Jordan; seconded by Mrs. Zalewski-Wildzunas and approved.

7. Consent Agenda: Resolutions 1455-21 through 1464-21

The consent agenda consisted of the annual readoption of policies and 2020 performance reports that get posted on the Metroplex website. Each of the items were reviewed by the Governance Committee at its March 3 meeting and recommended for adoption by the Board. Ms. Jordan made the motion to approve the consent agenda as presented; seconded by Mrs. Zalewski-Wildzunas and approved unanimously.

Public Comment: None

Board Comment: None

Adjournment: Mr. Lewis moved to adjourn, seconded by Ms. Jordan. The meeting was adjourned at 5:25 p.m.

Respectfully submitted,

Jayne Lahut
Executive Director