



## **Schenectady Metroplex Development Authority Board Meeting Minutes April 14, 2021**

**Present:** Ray Gillen, Brad Lewis, Sharon Jordan, Michael Angelozzi, Robert Dieterich, Todd Edwards, Neil Golub and Steve Rifenburg

**Absent:** Karen Zalewski-Wildzunas, Nancy Casso and Paul Webster

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

**Call to Order:** Mr. Gillen called the meeting to order at 5:30 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:** Mr. Lahut presented the Treasurer's Report as of March 31, 2021. Sales tax is estimated to be strong for the first quarter and cash on hand was \$4.67 million. Mr. Lewis moved to accept the Treasurer's Report as presented; seconded by Ms. Jordan and approved.

**3. 411 State Street Acquisition Project:** Resolution 1465-21 — Authorization to Adopt the General Project Plan and Take Related Actions

Resolution 1465-21 authorized making a real property tax exemption to an affiliated entity of the Galesi Group, 411 State Street Acquisition, LLC, which leases space to the Paul Mitchell School. The PILOT provides tax stability and certainty for the tenant, Paul Mitchell School, which has had to deal with many challenges running the educational program during the pandemic. Resolution 1465-21 was moved by Ms. Jordan; seconded by Mr. Lewis and approved following discussion.

**4. S. Church Street Renewal Project:** Resolution 1466-21 — Authorization to Hold a Public Hearing and Take Related Actions

Resolution 1466-21 authorized holding a public hearing regarding a street enhancement program for S. Church Street from State Street to Fuller Street in the City of Schenectady. The project is a joint effort between the City of Schenectady and Metroplex and SUNY Schenectady, which will be improving an adjacent parking facility. Resolution 1466-21 was moved by Ms. Jordan; seconded by Mr. Golub and approved following discussion.

**5. Lower State Street Parking:** Resolution 1467-21 — Authorization to Hold a Public Hearing and Take Related Actions

Resolution 1467-21 authorized holding a public hearing regarding a request from SUNY Schenectady for project funding associated with making improvements to the parking lot at 106 S. Church Street and 2 Argyle Place, Schenectady. This enhanced parking lot and the planned improvements to S. Church Street further enhances the lower State Street

neighborhood. Resolution 1467-21 was moved by Mr. Lewis; seconded by Ms. Jordan and approved.

**6. Metroplex Garage Stairwell Project:** Resolution 1468-21 — Authorization to Adopt the General Project Plan and Take Related Actions

Resolution 1468-21 authorized a series of improvements to the Metroplex's municipal parking garage at 407 Hamilton Street. The \$240,000 project will include door replacements, ADA accessibility, painting and other improvements to the five stair towers of the facility. Resolution 1468-21 was moved by Ms. Jordan; seconded by Mr. Lewis and approved.

**7. Intermunicipal Agreement:** Resolution 1469-21 — Authorization to Enter into an Intermunicipal Cooperation Agreement with the NYS Department of Environmental Conservation, Office of the State Comptroller, City of Schenectady, Schenectady County and Land Reutilization Corporation of the Capital Region and Take Related Actions

Resolution 1469-21 authorized entering into an agreement with State and local entities to facilitate redevelopment of environmentally contaminated properties in Schenectady County. Parties will include Metroplex, DEC, the Oil Spill Fund, NYS Comptroller, the Schenectady Land Bank, and the City and County, who manage all tax foreclosures in Schenectady County. The agreement offers a 4-year window for us to identify properties and work more closely with NYS DEC to deal with environmental issues on otherwise developable real property. Resolution 1469-21 was moved by Mr. Lewis; seconded by Mr. Golub and approved.

**8. 133 Edison Avenue:** Resolution 1470-21 — Authorization to Enter into Purchase Agreement with the City of Schenectady and Take Related Actions

Resolution 1470-21 authorized Metroplex to enter into a Purchase Agreement with the City of Schenectady and take an assignment to the title for 133 Edison Avenue for nominal consideration. The .26-acre parcel is across the street from Tri-City Recycling (formerly T.A. Predel and Co.) and includes a 21,725 square foot two-story warehouse that we conducted due diligence on in mid- 2019. The City is completing the tax foreclosure that dates back to 2016. Resolution 1470-21 was moved by Ms. Jordan; seconded by Mr. Lewis and approved.

**Public Comment:** None

**Board Comment:** Mr. Lewis praised the staff's continued efforts on planning for future activity over the challenging year.

**Adjournment:** Mr. Lewis moved to adjourn, seconded by Mr. Rifenburg. The meeting was adjourned at 6:08 p.m.

Respectfully submitted,

Jayne Lahut  
Executive Director