



Schenectady Metroplex Development Authority Board Meeting Minutes May 12, 2021

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

Absent: Michael Angelozzi 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 of the April 14, 2021 meeting; seconded by Ms. Jordan and approved.
- 2. Treasurer's Report:** Jayme Lahut presented the Treasurer's Report as of April 30. Sales tax income was presented on an accrual basis, so the report did not show the actual receipts of approximately \$5 million year-to-date. Operating expenses were over budget due to audit costs. The Pre-development budget was well under budget. Cash on hand totaled \$4.82 million. Mr. Lewis moved to accept the Treasurer's Report as presented; seconded by Ms. Jordan and approved.
- 3. Bountiful Bread Project:** Resolution 1471-21 — Adopt the General Project Plan
Resolution 1471-21 authorized a grant of \$65,000 for leasehold improvements and fit up to the new Bountiful Bread commercial bakery located at 108 State Street in the Mill Artisan District. Bountiful Bread invested \$2.5 million. The commercial bakery serving their needs and outside sales was opened weeks ago. The café expects to open soon. Resolution 1471-21 was moved by Ms. Jordan; seconded by Mr. Lewis and approved unanimously.
- 4. Downtown Ambassador Program:** Resolution 1472-21 — Adopt the General Project Plan
With business rebounding downtown, Metroplex teamed with MVP and Marshall & Sterling to reintroduce the Downtown Ambassadors. Resolution 1472-21 authorized a \$38,500 grant to the City Mission to assist with welcoming visitors downtown. Resolution 1472-21 was moved by Mr. Golub; seconded by Ms. Jordan and approved following discussion.
- 5. The Costumer Expansion Project:** Resolution 1473-21 — Adopt the General Project Plan
The Costumer has operated continuously in Schenectady since 1917. The company operates retail and e-commerce operations as well as maintaining a warehouse with costume inventory and offices. The project involved renovating The Costumer's two Barrett Street properties and the relocation of their retail store from Colonie to Mohawk Harbor. Resolution 1473-21 authorized grants of \$210,000 and a sales tax exemption. Resolution 1473-21 was moved by Mr. Lewis; seconded by Mr. Golub and approved following discussion.
- 6. MVP Garage Repairs:** Resolution 1474-21 — Adopt the General Project Plan

The 20-year old garage required replacement of two staircases at the 615 State Street facility. The original design did not adequately protect the stairs from harsh winter weather conditions. Resolution 1474-21 authorized sales and use tax exemptions related to the \$1 million upgrade. The work will be performed by BBL Carlton of Albany. Resolution 1474-21 was moved by Mr. Golub; seconded by Ms. Jordan and approved.

Public Comment: None

Board Comment: There was general discussion about planning for future activities as a follow up to the challenging year of the pandemic.

Adjournment: Mr. Lewis moved to adjourn, seconded by Mr. Rifenburg. The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Jayne Lahut
Executive Director