



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**June 9, 2021**

- Present:** Ray Gillen, Brad Lewis, Sharon Jordan, Michael Angelozzi, Nancy Casso, Robert Dieterich, Todd Edwards, Neil Golub, and Paul Webster
- Absent:** Karen Zalewski-Wildzunas and Steve Rifenburg
- 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:** Ms. Jordan made the motion to approve the minutes of the May 12, 2021 meeting; seconded by Mr. Lewis and approved.
- 2. Treasurer's Report:** Jayme Lahut presented the Treasurer's Report as of May 31. Sales tax income was ahead of budget at \$3,478,960 and overall income exceeded the budget forecast. Operating expenses were slightly under budget. The Pre-development budget was well under budget. Cash on hand totaled \$4.78 million which was the highest level since early 2019. Mr. Lewis moved to accept the Treasurer's Report; seconded by Ms. Jordan and it was approved following discussion.
- 3. First Principles Technology Project:** Resolution 1475-21 — Adopt the General Project Plan  
The company purchased the former M&P Labs building located at 2210 Technology Drive and plans call for the adaptive reuse and conversion of the vacant chemical lab into a R&D semiconductor lab that ultimately leads to improved designs for machinery and tooling used in chip fab plants. Building renovations, fit up and the installation of production equipment will be \$3+ million. Resolution 1475-21 called for an \$83,000 grant in support of the sprinkler system and water line connections and an exemption from sales tax for the project. The project will create 40 well-paying, skilled, high tech jobs. Resolution 1475-21 was moved by Ms. Jordan; seconded by Mr. Golub and approved unanimously.
- 4. S. Church Street Renewal Project:** Resolution 1476-21 — Adopt the General Project Plan  
A public hearing was held on May 5th to solicit public comment. No one attended the public hearing nor did Metroplex receive any written or oral comments. The project budget was set at \$1,178,110 with Metroplex and the City of Schenectady sharing the cost of reconstructing S. Church Street, new sidewalks, streetlighting and security cameras. Ms. Jordan made the motion to approve the project via Resolution 1476-21; seconded by Mr. Lewis. Resolution 1476-21 was approved following discussion.
- 5. Lower State Street Parking Project:** Resolution 1477-21 — Amend the General Project Plan  
Metroplex and SUNY Schenectady are jointly reconstructing an 18,400 square foot lot that is in poor condition and creating a 42-space parking lot. The 2 contiguous parcels located at 122 S. Church Street and 2 Argyle Place are owned by Schenectady County on behalf of SUNY Schenectady. Through the State of New York, SUNY Schenectady has secured funding for 50% of the construction costs. The project budget is \$611,141 for demolition,

new construction, sidewalks, fencing and security features. Metroplex will manage the project, pay all costs up front, and then be reimbursed by SUNY Schenectady. Resolution 1477-21, which amends the approval made in November 2019, was moved by Ms. Jordan; seconded by Mr. Lewis and approved following discussion.

**6. S. Church Projects Construction Contract Award:** Resolution 1478-21 — Award Contract to Carver Construction

Resolution 1478-21 authorized the construction contract to the lowest qualified bidder for the parking lot for SUNY Schenectady and repave S. Church Street. Carver Construction was the low bidder of four received at \$1,377,745. Resolution 1478-21 was moved by Ms. Jordan; seconded by Mr. Golub and approved.

**7. Metroplex Garage Stairwell Project:** Resolution 1479-21 — Award Contract to Mid-State Industries, Ltd.

Resolution 1479-21 authorized the contract to the lowest qualified bidder for painting, repairs and door replacement inside the 5 stairwells in the Metroplex Garage. Mid-State Industries was the low bidder of two received at \$358,000. Resolution 1479-21 was moved by Ms. Jordan; seconded by Mr. Lewis and approved.

**8. Metroplex Garage Stairwell Project:** Resolution 1480-21 — Amend the General Project Plan

Resolution 1480-21 amended the General Project Plan because the project budget increased from \$240,400 to \$453,900 following the bidding process and accounting for a 5% project allowance and project-related soft costs. Resolution 1480-21 was moved by Ms. Jordan; seconded by Mr. Lewis and approved.

**9. C.O.C.O.A. House Renovation Project:** Resolution 1481-21 — Adopt the General Project Plan

The after-school academic enrichment program, C.O.C.O.A. House at 869 Stanley Street, has acquired the building next door and will combine it with their existing facility. The \$195,000 project budget renovates the first floor, establishes an apartment on the second floor, and refinishes the exterior facade. Metroplex's participation involves a \$50,000 grant in support of private donations, Land Bank grant and City of Schenectady CDBG funding. The project is designed by SRG Architects. Ms. Jordan made the motion to approve Resolution 1481-21; seconded by Mr. Lewis and approved following discussion.

**Public Comment:** None

**Board Comment:** None

**Adjournment:** Mr. Golub moved to adjourn, seconded by Mr. Lewis. The meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Jayne Lahut  
Executive Director