



**Schenectady Metroplex Development Authority
Board Meeting Minutes
November 10, 2021**

- Present:** Ray Gillen, Brad Lewis, Karen Zalewski-Wildzunas, Robert Dieterich, Todd Edwards, Neil Golub, Steven Rifenburg, Michael Angelozzi, and Nancy Casso
- Absent:** Sharon Jordan
- Others:** Jayme Lahut, David Hogenkamp, Jennifer Medler and Tonia Lehoisky

Call to Order: Mr. Gillen called the meeting to order at 5:30 p.m.

- 1. Approval of Minutes:** Mr. Golub made the motion to approve the minutes of the September 8, 2021 meeting; seconded by Mrs. Zalewski-Wildzunas and approved. Mr. Dieterich was absent.
- 2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of October 31st. Sales tax income was well ahead of budget and actual cash receipts exceeded \$10 million. Overall income exceeded the budget forecast. Operating expenses remained under budget. Pre-development costs were well under budget. Cash on hand totaled \$5.3 million. Mr. Golub moved to accept the Treasurer's Report; seconded by Mr. Lewis and approved.
- 3. Erie Blvd. Storage Project:** Resolution 1505-21 — Hold a Public Hearing
SCH Storage Investors, LLC purchased property located at 1806 Erie Blvd. and 1814 Maxon Road in Schenectady. Plans call for constructing a 3-story, 100,000 square foot self-storage facility holding approximately 767 climate-controlled units for rental. With residential apartments in downtown fully rented, there appears to be a strong market for this project. The estimated cost is \$7.3 million. Metroplex participation would include an exemption from sales and partial exemption from property taxes due to the cost of site remediation with the requirement that a PILOT be paid that will increase revenues to the city, county and school district. Resolution 1505-21 called for a public hearing. The resolution was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved after discussion with Mr. Golub abstaining.
- 4. River Rink at Mohawk Harbor Project:** Resolution 1506-21 — Adopt the General Project Plan
Resolution 1506-21 authorized a \$60,000 grant and sales tax exemption for building a seasonal outdoor skating rink at Mohawk Harbor. The grant shares the cost and installation of electrical utilities needed to power the facility. The project represents a new tourism draw and is sponsored by Discover Schenectady, the Galesi Group and other corporate sponsors. Resolution 1506-21 was moved by Mrs. Zalewski-Wildzunas; seconded by Mrs. Casso and approved.

5. 944 Crane Street Project: Resolution 1507-21 — Amend the General Project Plan

Metroplex holds two purchase options on properties on Crane Street. Working with DePaul Properties, Inc., a nationally prominent housing developer, Resolution 1507-21 authorized the conveyance of the two option agreements for \$25,001 to DePaul, subject project to approvals for its proposed \$15 million, 55-unit housing project on Crane Street. Resolution 1507-21 was moved by Mr. Golub; seconded by Mr. Lewis and approved. Mrs. Zalewski-Wildzunas abstained.

6. FY-2022 Budget: Resolution 1508-21 — Adopt Fiscal Year 2022 Budget

The Finance Committee recommended adoption of the FY-2022 budget at its September 30th meeting. The budget forecasts a modest increase in sales tax revenue to \$9.5 million and an increase in operating expenses by 15% due to adding two more staff. Metroplex will file the budget with the Authority Budget Office as required. Mrs. Zalewski-Wildzunas moved Resolution 1508-21; seconded by Mr. Edwards and approved after discussion.

7. Downtown Parking Project: Resolution 1509-21 — Award Snow Maintenance Contract

Resolution 1509-21 extended Metroplex's contract with Bargstedt Enterprises, LLC for the winter season. Bargstedt was awarded a five-year contract in 2019 following a competitive RFP process. This contract covered snowplowing, snow removal and related tasks from November through April. Resolution 1509-21 was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Golub and approved.

Public Comment: None

Executive Session: Mr. Gillen requested that the board discuss two contractual matters in private session. Mrs. Zalewski-Wildzunas moved that the board meet in executive session; seconded by Mr. Dieterich and approved unanimously at 5:55 p.m. At 6:25 p.m. Mrs. Zalewski-Wildzunas moved that the board reconvene in public session; seconded by Mr. Edwards and approved. Mr. Gillen stated that the board discussed the two contractual matters and that no decisions or votes occurred. There were no other matters before the board.

Adjournment: Mr. Golub moved to adjourn; Mrs. Zalewski-Wildzunas seconded the motion. The meeting was adjourned at 6:25 p.m.

Respectfully submitted,

Jayne Lahut
Executive Director