



**Schenectady Metroplex Development Authority  
Board Meeting Minutes  
December 8, 2021**

- Present:** Ray Gillen, Brad Lewis, Karen Zalewski-Wildzunas, Sharon Jordan, Todd Edwards, Neil Golub, and Nancy Casso
- Absent:** Michael Angelozzi, Robert Dieterich, and Steven Rifenburg
- Others:** Jayme Lahut, David Hogenkamp, 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 November 10, 2021 meeting; seconded by Ms. Jordan and approved. Mr. Edwards was absent.
- 2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of November 30, 2021. Sales tax income was well ahead of budget and overall income exceeded the budget forecast. Operating expenses and pre-development expenditures remained under budget. Cash on hand totaled \$4.8 million. Ms. Jordan moved to accept the Treasurer's Report; seconded by Mr. Lewis and approved.
- 3. Erie Blvd. Storage Project:** Resolution 1510-21 — SEQR / No Significant Effect on the Environment  

SCH Storage Investors, LLC plans call for constructing a three-story, 100,000 square foot self-storage facility consisting of approximately 767 climate-controlled units for lease on Erie Blvd. Resolution 1510-21 determined that the project was an Unlisted Action and issued a negative declaration with respect to SEQR. The site has required meaningful soil remediation in preparation for the development project. Resolution 1510-21 was moved by Mr. Lewis; seconded by Ms. Jordan and approved after discussion with Mr. Golub abstaining.
- 4. Erie Blvd. Storage Project:** Resolution 1511-21 — Adopt the General Project Plan  

Resolution 1511-21 authorized financial assistance for the project to include the sales tax and real property exemptions with payment of a PILOT that will expand the tax base. The project will eliminate an existing blighted site near Mohawk Harbor and provide needed services for the fast-growing residential market in downtown Schenectady. The resolution was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved with Mr. Golub abstaining.
- 5. BelGioioso Cheese Expansion Project:** Resolution 1512-21 — Adopt the General Project Plan  

With the recent public announcement regarding BelGioioso Cheese's purchase of Polly-O Cheese, BelGioioso is converting an existing building on their 40-acre parcel in the Glenville Business and Technology Park to a cold storage distribution center and offices. The project

budget is \$6 million. The target completion date is Fall 2022. Ten new jobs in sales and distribution will be created. BelGioioso's Glenville operations currently employ 80 people. Resolution 1512-21 authorized a sales tax exemption for purchases of supplies, materials and equipment associated with the project. With respect to SEQR, the Town of Glenville adequately addressed the prospect of more development on the site in 2019. Resolution 1512-21 was moved by Mr. Lewis; seconded by Mrs. Zalewski-Wildzunas and approved after discussion.

**6. Best Companies Renovation Project:** Resolution 1513-21 — Adopt the General Project Plan

While Best Cleaners is the Capital District's largest dry cleaner, the Schenectady location at 809 State Street also operates a series of affiliated businesses that include the cleaning and preservation of wedding gowns, fire restoration of personal property and a last mile logistics company serving this area. The \$1,225,000 project will involve new offices on the second floor of the 19,000 square foot building, expanding production operations on the first floor and exterior improvements including lighting, security, new sidewalks and parking lot, fencing and signage. Metroplex's participation involves a \$175,000 façade grant as well as an exemption on sales taxes for purchases of materials, supplies, and FF&E associated with the project; mortgage recording tax exemption; and a PILOT. A large percentage of the businesses' employees reside in the adjoining neighborhoods. Ms. Jordan moved Resolution 1513-21; seconded by Mrs. Zalewski-Wildzunas and approved after discussion.

**7. Downtown Ambassador Program:** Resolution 1514-21 — Adopt the General Project Plan

Resolution 1514-21 extended Metroplex's support of the Downtown Ambassadors through 2022. With added financial support from MVP, Marshall & Sterling and Key Bank, the support grant from Metroplex has been reduced. Resolution 1514-21 authorized a \$42,000 grant to the City Mission to assist with welcoming visitors downtown that was moved by Mr. Jordan; seconded by Mr. Lewis and approved following discussion.

**Public Comment:** None

**Adjournment:** Ms. Jordan moved to adjourn; Mrs. Zalewski-Wildzunas seconded the motion. The meeting was adjourned at 5:50 p.m.

Respectfully submitted,

Jayme Lahut  
Executive Director