



## **Schenectady Metroplex Development Authority Board Meeting Minutes September 8, 2021**

**Present:** Ray Gillen, Brad Lewis, Sharon Jordan, Karen Zalewski-Wildzunas, Robert Dieterich, Todd Edwards, Neil Golub, Steven Rifenburg

**Absent:** Michael Angelozzi, Nancy Casso and Paul Webster

**Others:** Jayme Lahut, David Hogenkamp, and Maureen Behrens

**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 July 14, 2021 meeting; seconded by Ms. Jordan and approved.
- 2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of August 31st. Sales tax income was well ahead of budget and actual cash receipts exceeded \$9 million. Overall income exceeded the budget forecast. Operating expenses remain slightly under budget. Pre-development costs were well under budget. Cash on hand totaled \$6.67 million. Mr. Lewis moved to accept the Treasurer's Report; seconded by Mr. Dieterich and approved following discussion.
- 3. 500 State Street Renovation Project:** Resolution 1496-21 — SEQR Negative Declaration  
The project was characterized as a Type I and Metroplex received the consent of all involved agencies that it could act as lead agency to conduct a coordinated environmental review. Resolution 1496-21 determined the project would not have a significant impact on the environment. The project involved renovation of the former Bank of America building at 500 State Street. Resolution 1496-21 was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved.
- 4. 500 State Street Renovation Project:** Resolution 1497-21 — Adopt the General Project Plan  
Resolution 1497-21 authorized a partial exemption from taxes for the renovation of the former Bank of America building at 500 State Street. An affiliated entity of Redburn Development Partners will invest \$12.4 million to repurpose the facility for medical and health-related uses. The building is historically significant and retains characteristics of renovations undertaken in 1952 and 1973, so the developer intends to pursue listing the property on the National Register of Historic Places. The project is also a DRI award recipient. A public hearing was held on September 1<sup>st</sup> and no comments were received. Resolution 1497-21 was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved.
- 5. Purchase Adirondack Trailways Property at 22 State Street:** Resolution 1498-21 — SEQR Negative Declaration  
The project involved Metroplex purchasing and taking title to real property now owned by Adirondack Transit Lines, Inc. totaling .23-acres, containing a vacant and blighted structure, and located at 22 State Street. Resolution 1498-21 characterized the action as an Unlisted

Action and determined that the project would not result in potentially significant adverse environmental impacts. Resolution 1498-21 was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved

**6. Purchase Adirondack Trailways Property at 22 State Street:** Resolution 1499-21 — Adopt the General Project Plan

The resolution allotted \$285,000 for buying the property from Adirondack Transit Lines, Inc. plus a \$75,000 grant to the Land Bank for assisting with asbestos abatement and demolition of the facility. After the site is paved, it will be used as a parking lot with about 30 spaces for public parking which is needed in this part of downtown. The total project budget is \$410,000. Resolution 1499-21 was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved following discussion.

**7. Downtown Parking Project:** Resolution 1500-21 — Replace and Upgrade Cameras

Resolution 1500-21 allocated \$35,000 for security cameras in the Metroplex parking system. This is a joint venture with the Office of the County District Attorney, who recommended 10 camera purchases plus ancillary components, licenses, and installation costs. Resolution 1500-21 was moved by Mrs. Zalewski-Wildzunas; seconded by Ms. Jordan and approved unanimously following discussion.

**8. Downtown revitalization Initiative 2020 Award:** Resolution 1501-21 — Enter into Agreement with the City of Schenectady

The City of Schenectady received a \$10 million award by New York State in 2020 through the New York State Downtown Revitalization Initiative (DRI). Metroplex has acted as the City's agent to administer economic development state grants. Resolution 1501-21 authorized to entering into a Memorandum of Agreement with the City. Ms. Jordan moved to approve Resolution 1501-21; seconded by Mrs. Zalewski-Wildzunas and approved.

**Public Comment:** None

**Board Comment:** Mr. Gillen announced that Paul Webster has vacated his position as the Niskayuna representative on the Metroplex Board since he is relocating his residence from the Town. The Board thanked Paul for his service.

**Adjournment:** Mrs. Zalewski-Wildzunas moved to adjourn, seconded by Mr. Lewis. The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

Jayme Lahut  
Executive Director