



Schenectady Metroplex Development Authority Board Meeting Minutes January 19, 2022

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

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

- 1. Approval of Minutes:** Ms. Zalewski-Wildzunas made the motion to approve the minutes of the December 8, 2021 meeting; seconded by Mr. Lewis and approved.
- 2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of December 31, 2021. Sales tax income was well ahead of budget at \$9.8 million and overall income exceeded the budget forecast at \$10.1 million. Operating expenses and pre-development expenditures remained under budget. Cash on hand stood at \$4 million. Mr. Lewis moved to accept the Treasurer's Report; seconded by Mr. Dieterich and approved.
- 3. Town Homes at Union Square Project:** Resolution 1515-22 — Adopt the General Project Plan

Resolution 1515-22 authorized a PILOT for the 8-unit townhome style apartment building on Barrett Street in downtown. The PILOT doubles payments from \$8,000 to \$16,000 with an annual escalator. With respect to SEQR, the action was characterized as a Type II action. The resolution was moved by Mrs. Zalewski-Wildzunas; seconded by Mr. Lewis and approved.
- 4. Docks at Mohawk Harbor Project:** Resolution 1516-22 — Adopt the General Project Plan

The project involved developing plans for a 600-foot dock along the Mohawk River at Mohawk Harbor. The City of Schenectady has been awarded NYS grants for both the design and construction of public docks that can accommodate larger boats. The cost of design, electrical engineering investigation, waterfront engineering, and geotechnical services to access existing soil conditions is \$230,000. The Metroplex grant of \$75,000 leverages almost \$2 million in other funding needed to make the dock a reality for Schenectady's redeveloping riverfront. Resolution 1516-22 was moved by Ms. Jordan; seconded by Mrs. Zalewski-Wildzunas and approved following discussion.
- 5. General Electric Company:** Resolution 1517-22 — Adopt the General Project Plan

Resolution 1517-22 authorized a PILOT that covered the Schenectady portion of the GE campus. The PILOT is considered a full-value PILOT that collects 100% of taxes owed on the full assessed value of \$65 million providing tax certainty and stability for the company and affected taxing jurisdictions. Mrs. Zalewski-Wildzunas moved Resolution 1517-22; seconded by Mr. Dieterich and approved.

6. S. Church Street Renewal Project: Resolution 1518-22 — Adopt the General Project Plan

Resolution 1518-22 increased the project budget by \$95,000. The project is 90 percent completed and S. Church Street and the accompanying parking lots are open to the public. Metroplex and the City are sharing the costs of the project. Resolution 1518-22 was moved by Mr. Lewis; seconded by Mrs. Zalewski-Wildzunas and approved.

7. Downtown Parking Project: Resolution 1519-22 — Adopt FY-2022 Parking Budget

The 2022 parking budget continued the consolidation of parking operations that has resulted from the pandemic. Resolution 1519-22 adopting the 2022 budget was moved by Mr. Lewis; seconded by Ms. Jordan. The resolution was approved unanimously.

Public Comment: None

Executive Session: Mr. Gillen requested that the board discuss a legal contract matter in executive session. Mrs. Zalewski-Wildzunas moved that the board meet in executive session; seconded by Mr. Edwards and approved unanimously at 5:50 p.m. At 6:05 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 a legal contract matter; no decisions were made and no voting occurred. There were no other matters before the board.

Adjournment: Mr. Lewis moved to adjourn; Mr. Dieterich seconded the motion. The meeting was adjourned at 6:05 p.m.

Respectfully submitted,

Jayne Lahut
Executive Director