



Schenectady Metroplex Development Authority Board Meeting Minutes April 27, 2022

Present: Ray Gillen, Brad Lewis, Sharon Jordan, Neil Golub, Steven Rifenburg and Nancy Casso

Absent: Karen Zalewski-Wildzunus, Todd Edwards, Robert Dieterich and Michael Angelozzi

Others: Jayme Lahut, David Hogenkamp, Tonia Lehoisky, Jennifer Medler and an audience of one

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 March 16, 2022 meeting; seconded by Ms. Jordan and approved.

2. Treasurer's Report: Mr. Lahut presented the Treasurer's Report as of March 31, 2022. Revenues remain strong and operating expenses are well within budget limits. The pre-development budget was also in good shape. Cash on hand was \$4.95 million. Ms. Jordan moved to accept the Treasurer's Report as presented; seconded by Mrs. Casso and approved.

3. 271-277 State Street Project: Resolution 1548-22 — SEQR Negative Declaration

The project involved the renovation and adaptive reuse of the former State Theater (also known as the Wedgeway Building) located at 271-277 State Street in Schenectady. Redevelopment converts the property to 80 market-rate apartment dwellings plus ground floor commercial and retail space totaling 12,000 square feet of space. The project includes a six-story addition on the rear lot. The property will be listed on the National Register of Historic Places. The project developer is Cass Hill Development Co. located in Latham. Resolution 1548-22 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Ms. Jordan moved to approve the resolution; seconded by Mr. Golub and approved after discussion.

4. 271-277 State Street Project: Resolution 1549-22 — Adopt the General Project Plan

Resolution 1549-22 authorized a \$1,850,000 grant and exemptions from sales and use taxes, mortgage recording taxes and real property taxes with a PILOT to be paid. The project budget is \$17 million. Ms. Jordan moved to approve Resolution 1549-22; seconded by Mr. Golub. After discussion about the marquee replacement and façade improvements, Resolution 1549-22 was approved.

5. Thompson & Johnson Equipment Co. Project: Resolution 1550-22 — Hold a Public Hearing

Thompson & Johnson Equipment sells, leases and services forklifts and other material-handling equipment in eastern New York State and western New England. The company has purchased an 11-acre parcel on Mariaville Road in Rotterdam with plans to construct a 21,750 square foot warehouse/office building and bring 35 jobs locally.

The project budget is \$4.25 million. Resolution 1550-22 authorized holding a public hearing to consider financial assistance in the form of exemptions from sales tax, mortgage recording tax and real property tax with a PILOT to be paid. Mr. Golub moved to approve Resolution 1550-22; seconded by Mrs. Casso and approved.

6. GreenSheen Paint Project: Resolution 1551-22 — Adopt the General Project Plan

The project establishes the first paint recycling and manufacturing facility in New York State by leasing 42,434 square feet of space in Building 14 at Rotterdam Corporate Park. GreenSheen Paint considered sites throughout the State before selecting this location to serve customers in the Northeastern US. The project budget is \$570,000 plus tenant improvements performed by the Galesi Group. Metroplex's participation involved a \$75,000 grant for equipment, fit-up, relocation costs and materials and supplies needed for the use of the space. The company will also receive an exemption on sales taxes for purchases of materials, supplies, and FF&E associated with the project. Resolution 1551-22 was moved by Mr. Golub; seconded by Mrs. Casso and approved following discussion.

7. DRI Projects: Resolution 1552-22 — Contract with NYS Housing Trust Fund Corporation

Resolution 1552-22 authorized Metroplex to enter into a contract with the State to administer the \$600,000 façade improvement fund, part of the \$10 million Downtown Revitalization Initiative. Ms. Jordan moved to approve Resolution 1552-22; seconded by Mr. Lewis and approved.

6. Downtown Schenectady Improvement Corporation: Resolution 1553-22 — Adopt General Project Plan

Resolution 1553-22 called for a Metroplex grant of \$240,000 to assist the DSIC with its downtown cleanup program. The DSIC provides litter pickup, trash removal, seasonal landscaping and snow removal. Resolution 1553-22 was moved by Ms. Jordan; seconded by Mr. Lewis and approved.

7. Downtown Parking Project: Resolution 1554-22 — Award Maintenance Contracts

Resolution 1554-22 authorized two contracts for maintaining Metroplex parking facilities from April through October. A contract for \$30,000 was awarded to Bargstedt Enterprises, that has provided services to Metroplex for many years and they would be responsible for plantings, mulching and the annual Garage wash down. The other contract was with Adirondack Landscaping for weekly lawn mowing, weeding, pruning, and trimming in all surface parking lots. The contract totaled \$79,500. Ms. Jordan moved Resolution 1554-22; seconded by Mrs. Casso and approved.

8. 2021 Audit: Resolution 1555-22 — Adopt the FY-21 Audit

The annual audit was presented to the Fiscal Audit Committee by BST CPAs on March 21, 2022 and recommended to the Board for adoption. The audit was characterized as clean and

unqualified. The approved audit is submitted to the Authorities Budget Office and posted on our website. Ms. Jordan moved Resolution 1555-22; seconded by Mr. Rifenburg and approved.

Public Comment: Jim Salengo, Executive Director of DSIC, thanked the Board for its on-going financial support of DSIC's activities downtown.

Board Comments: None

Adjournment: Mr. Golub moved to adjourn; seconded by Ms. Jordan. The meeting was adjourned at 6:15 p.m.

Respectfully submitted,

Jayme Lahut
Executive Director