



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**May 25, 2022**

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

**Absent:** Brad Lewis and Michael Angelozzi

**Others:** 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 April 27, 2022 meeting; seconded by Ms. Jordan and approved. Mr. Edwards and Mr. Dieterich abstained.
- 2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of April 30, 2022. Revenues remain strong and operating expenses are well within budget limits. Predevelopment expenses continue to track below budget and cash on hand was \$5.11 million. Ms. Jordan moved to accept the Treasurer's Report as presented; seconded by Mrs. Casso and approved.
- 3. 354 Broadway Office Building Project:** Resolution 1556-22 — SEQR Negative Declaration  
The project involved the construction of an 80,000 square foot office building plus a 225+/- on-street parking lot on a 1.83-acre parcel located at 354 Broadway in downtown. The project developer is Highbridge Broadway, LLC. Resolution 1556-22 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Mrs. Zalewski-Wildzunas moved to approve the resolution; seconded by Mr. Golub and approved after discussion.
- 4. 354 Broadway Office Building Project:** Resolution 1557-22 — Adopt the General Project Plan  
Resolution 1557-22 authorized exemptions from sales and use taxes, mortgage recording taxes and real property taxes with a PILOT. The project budget is \$26 million, and the building is preleased. Mrs. Zalewski-Wildzunas moved to approve Resolution 1557-22; seconded by Mr. Golub and approved.
- 5. Swift Building/ 26 North Broadway Façade Project:** Resolution 1558-22 — Adopt the General Project Plan  
The project involved the restoration of the façade and other interior improvements to the 1880's era building at 26 North Broadway. The building has been vacant for several years and new tenants have either already moved in or will after renovation, including the Schenectady Greenmarket. With the new space the Greenmarket will be able to better stage

the Sunday markets and launch a new food box program. Metroplex participation involved a \$50,000 grant for façade improvements and fit up for Greenmarket’s leased space. Ms. Jordan moved Resolution 1558-22; seconded by Mrs. Casso and approved following discussion

**6. S. Church Street Renewal Project:** Resolution 1559-22 — Amend the General Project Plan

Resolution 1559-22 increased the S. Church Street Renewal project budget by \$350,000 for added improvements and related engineering, design and project oversight. The additional enhancements more than doubled the available parking facilities in the area and further improved pedestrian wayfinding near Armory Studios NY which is currently hosting *Van Gogh: The Immersive Experience* exhibit. Mr. Gillen thanked the owners of Armory Studios, Ray and Jeff Legere and Schenectady County for their recent investment in additional parking facilities. Resolution 1559-22 was moved by Mr. Zalewski-Wildzunas; seconded by Ms. Jordan and approved unanimously after discussion.

**7. Discover Schenectady Marketing Project:** Resolution 1560-22 — Adopt the General Project Plan

Resolution 1560-22 authorized a \$30,000 grant to Discover Schenectady, the County’s tourism and convention bureau, to promote the County through the motion picture and television production industries. Discover Schenectady oversees Film Schenectady, which has successfully brought multiple productions to Schenectady including shows by HBO, Showtime and Amazon Studios. Mrs. Zalewski-Wildzunas moved to approve Resolution 1560-22; seconded by Mr. Golub following discussion.

**6. Thompson & Johnson Equipment Co. Project:** Resolution 1561-22 — SEQR Negative Declaration

The project involved constructing a 21,750 square foot warehouse at 681 Mariaville Road. Thompson & Johnson Equipment Co. will own and operate the building for their business which sells, leases and services forklift and material-handling equipment. Resolution 1561-22 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Mrs. Casso moved to approve the resolution; seconded by Mrs. Zalewski-Wildzunas and approved.

**7. Thompson & Johnson Equipment Co. Project:** Resolution 1562-22 — Adopt General Project Plan

Resolution 1562-22 authorized exemptions from sales and use taxes, mortgage recording taxes and real property taxes with a PILOT for the \$5.2 million project. Mrs. Casso moved to approve Resolution 1562-22; seconded by Mr. Golub and approved.

**8. 1233 Main Street, Town of Rotterdam:** Resolution 1563-22 — Hold a Public Hearing

Mr. Gillen briefed the Metroplex board on efforts by Metroplex and the Capital Region Land Bank to unsuccessfully encourage the owner of the severely blighted building at 1233 Main

Street, Rotterdam Junction to remedy the unsafe condition of the building. Mr. Gillen indicated his desire to condemn visible blight such as this property and explained that holding a public hearing is the first step in the condemnation process. Mr. Golub made the motion to approve Resolution 1563-22 to hold an EDPL public hearing to acquire the property; seconded by Mrs. Zalewski-Wildzunas and approved.

**Public Comment:** None

**Board Comments:** Mr. Golub discussed marketing and promotions related to Schenectady County.

**Adjournment:** Mr. Golub moved to adjourn; seconded by Ms. Jordan. The meeting was adjourned at 6:05 p.m.

Respectfully submitted,

David Hogenkamp  
Project Director