



Schenectady Metroplex Development Authority
Board Meeting Minutes
June 29, 2022

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

Absent: Michael Angelozzi, Robert Dieterich and Karen Zalewski-Wildzunas

Others: Jayme Lahut, Tonia Lehoisky, David Hogenkamp, 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 June 15, 2022 meeting; seconded by Ms. Jordan and approved.

2. SI Group Relocation Project: Resolution 1565-22 — Adopt the General Project Plan

SI Group is moving its operations from Balltown Road in Niskayuna to Mohawk Harbor in Schenectady. The company will lease 19,655 square feet of ground floor space in the River House Apartment complex for 125+ employees. Metroplex participation assists the owner, the Galesi entity Locomotive Lane Properties, with a \$150,000 grant for leasehold improvements. SI Group receives a \$175,000 relocation grant. The total investment for the project is \$4.5 million. The move takes place in March 2023. Ms. Jordan moved to approve Resolution 1565-22; seconded Mr. Lewis. Following discussion, the Resolution passed with 6 ayes and 1 nay (Mr. Golub).

3. Momentive Performance Materials Inc. Relocation Project: Resolution 1566-22 — Adopt the General Project Plan

Resolution 1566-22 approved financial assistance for the Momentive purchase of the SI Group property in Niskayuna. The company will invest \$2.2 million to acquire the site with five buildings totaling 127,400 square feet of space. Plans call for constructing laboratory facilities and making upgrades to the facilities. Metroplex participation will include a \$750,000 grant as well as an exemption on sales taxes, mortgage recording taxes, and a PILOT. Resolution 1566-22 was moved by Ms. Jordan, seconded by Mrs. Casso, and approved unanimously after discussion.

4. Marcella Warehouse Project: Resolution 1567-22 — Adopt the General Project Plan

The project involved the purchase of a 3.87-acre site at 90 West Campbell Avenue and construction of a 30,000 square foot warehouse facility in Rotterdam. It allows Marcella's to consolidate local storage capacity, expand inventory and increase bulk purchasing of product. The construction budget is \$2.15 million. Metroplex participation will include exemptions on sales taxes, mortgage recording taxes and a PILOT. Mrs. Casso moved Resolution 1567-22, seconded by Mr. Golub, and approved.

5. 264 State Street : Resolution 1568-22 — Execute Settlement Agreement

Resolution 1568-22 authorized a \$25,000 payment as part of a broader agreement to resolve litigation associated with the Nicholaus Building at 264 State Street so that the site can be cleaned up, the fence removed and appropriate landscaping installed. Resolution 1568-22 was moved by Mr. Edwards, seconded by Mr. Rifenburg, and approved.

Public Comment: None

Board Comments: There will not be a July meeting, so the next board meeting will be held in August. Jayme Lahut updated the board of changes in the NYS Open Meetings law.

Adjournment: Mr. Golub moved to adjourn; seconded by Mr. Edwards. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Jayme B. Lahut
Executive Director