



Schenectady Metroplex Development Authority Board Meeting Minutes October 12, 2022

Present: Ray Gillen, Robert Dieterich, Karen Zalewski-Wildzunas, Brad Lewis, Neil Golub, Steven Rifenburg, Nancy Casso, and Hayward Horton

Absent: Michael Angelozzi, Sharon Jordan, and Todd Edwards

Others: Tonia Lehoisky, David Hogenkamp, Jennifer Medler and Danielle Walsh

Call to Order: Mr. Gillen called the meeting to order at 5:35 p.m.

1. Approval of Minutes: Mrs. Zalewski-Wildzunas made the motion to approve the minutes of the August 31, 2022, meeting; seconded by Mr. Lewis and approved.

2. Upstate Bakery Project: Resolution 1582-22 — Adopt the General Project Plan

Upstate Bakeries, Inc. recently acquired the assets and plans of Mastroianni Brothers Bakery that would return and expand baking operations to Schenectady County. Resolution 1582-22 authorized making a \$75,000 grant to purchase equipment and expand production. Mrs. Casso moved to approve Resolution 1582-22, seconded by Mrs. Zalewski-Wildzunas, and approved.

3. Building 605 / Glenville Business and Technology Park Project: Resolution 1583-22 — SEQRA

The project called for constructing an 85,000 square foot building by the Galesi Group on a 4.5-acre vacant parcel within the Glenville Business and Technology Park. Resolution 1583-22 characterized the action as an Unlisted Action and issued a negative declaration. Mr. Dieterich moved Resolution 1583-22, seconded by Mr. Horton, and approved.

4. Building 605 / Glenville Business and Technology Park Project: Resolution 1584-22 — Adopt the General Project Plan

A public hearing on the proposed project was held on September 21 and no written or oral comments were received. The budget for the construction of an 85,000 square foot building is \$5,900,000. Resolution 1584-22 authorized Metroplex financial assistance as sales tax exemption on materials, supplies, and FF&E, and a Metroplex PILOT. Mr. Dieterich moved Resolution 1584-22, seconded by Mr. Horton, and approved following discussion.

5. E/One Expansion Project: Resolution 1585-22 — SEQRA

E/One plans to invest \$8,200,000 over the next two years to construct a 27,200 square foot building, demolish its existing receiving dock and add a new 7,196 square foot structure. The project expands E/One's sewer systems business and will add 35 jobs. Resolution 1585-22

characterized the action as an Unlisted Action and issued a negative declaration. Mr. Horton moved to approve Resolution 1585-22, seconded by Mr. Golub, and approved.

6. E/One Expansion Project: Resolution 1586-22 — Adopt the General Project Plan

Resolution 1586-22 authorized Metroplex participation in the project with exemptions on sales taxes, mortgage recording taxes, and real property taxes. Mr. Horton moved to approve Resolution 1586-22, seconded by Mr. Golub. Following discussion, Resolution 1586-22 was approved.

7. 125 Jay Street Façade Project: Resolution 1587-22 — Adopt the General Project Plan

The project involved improvements to the exterior appearance of 125 Jay Street on pedestrian Jay Street. Besides façade and siding repairs, the owners will repair sidewalks and the driveway at the rear of building. The project budget is \$71,500. Resolution 1587-22 authorized a \$32,500 matching grant. Mr. Golub moved Resolution 1587-22, seconded by Mr. Horton, and approved.

8. 116 Jay Street Project: Resolution 1588-22 — Adopt the General Project Plan

The project reuses the long vacant building at 116 Jay Street by converting it to a music venue. The project budget is \$175,000. Resolution 1588-22 authorized a \$50,000 grant for interior renovations and an additional \$25,000 for a rooftop patio in phase 2 of the project. Mr. Horton moved Resolution 1588-22, seconded by Mrs. Zalewski-Wildzunas, and approved after discussion.

9. FY-2023 Budget: Resolution 1589-22 – Adopt Fiscal Year 2023 Budget

The Finance Committee recommended adoption of the FY-2023 budget at its September 27th meeting. The budget forecasts a conservative increase in sales tax revenue to \$10 million and a decrease in operating expenses by 4% due to personnel changes. The budget must be filed with the Authorities Budget Office. Mr. Golub moved Resolution 1589-22; seconded by Mr. Horton. Following discussion, the FY-2023 budgeted was adopted unanimously.

Public Comment: None

Board Comments: Mr. Golub initiated a discussion about a branding/marketing campaign for Schenectady.

Adjournment: Mrs. Zalewski-Wildzunas moved to adjourn; seconded by Mrs. Casso. The meeting was adjourned at 6:20 p.m.

Respectfully submitted,

Tonia Lehoisky
Finance Director