



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**November 9, 2022**

**Present:** Ray Gillen, Robert Dieterich, Karen Zalewski-Wildzunas, Brad Lewis, Neil Golub, Steven Rifenburg, Michael Angelozzi, Sharon Jordan, and Todd Edwards

**Absent:** Nancy Casso and Hayward Horton

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

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

**1. Approval of Minutes:** Mr. Lewis made the motion to approve the minutes of the October 12, 2022, meeting; seconded by Mrs. Zalewski-Wildzunas and approved with Mr. Edwards abstaining.

**2. Treasurer's Report:** Mrs. Zalewski-Wildzunas presented the Treasurer's Report as of October 31, 2022. Revenues have nearly exceeded budget projections and operating expenses are well in hand for the year to date with cash on hand at \$6.78 million. Predevelopment expenses continue to track below budget. Mr. Golub moved to accept the Treasurer's Report as presented; seconded by Ms. Jordan and approved.

**3. Building 404 and 405 / Glenville Business and Technology Park Project:** Resolution 1590-22 — SEQRA

Resolution 1590-22 completed the State-mandated environmental review for the Building 404 and 405 project that is needed for the recent Restore NY submission to NYS Empire State Development. Metroplex, acting as lead agency, undertook a coordinated review of the project, determined that the proposed project will not have any significant effects on the environment. Mr. Dieterich moved to approve Resolution 1590-22, seconded by Mrs. Zalewski-Wildzunas, and approved.

**4. F.W. Webb Company Project:** Resolution 1591-22 — Adopt the General Project Plan

F.W. Webb plans to buy the vacant 22,000 square foot building at 588 Broadway and purchase a 6,534 square foot parcel located behind the building from the City of Schenectady for additional parking. Resolution 1591-22 authorized Metroplex contributing \$25,000 towards land purchase that has been approved by the Schenectady City Council. Ms. Jordan moved Resolution 1591-22, seconded by Mrs. Zalewski-Wildzunas, and approved following discussion.

**5. BelGioioso Cheese Expansion Project:** Resolution 1592-22 — Amend the General Project Plan

Resolution 1592-22 extended the sales tax exemption, authorized by the Board in December 2021, to accommodate another expansion at their Glenville facility. The project will include renovating the remaining unfinished 60,000 square feet of Building 403 as well as a 3,862

addition to the main plant. Mr. Dieterich moved Resolution 1592-22, seconded by Mrs. Zalewski-Wildzunas. Following discussion Resolution 1592-22 was approved.

**6. Downtown Parking Project: Resolution 1593-22 — Snow Maintenance Contract**

Resolution 1593-22 extended Metroplex's contract with Bargstedt Enterprises, LLC for the period from November through April. It covers snowplowing, snow removal and related tasks. The contract set the base price at \$19,000 per month (\$114,000) plus the cost for removing snow from the parking lots during peak Proctors season. Ms. Jordan moved to approve Resolution 1593-22, seconded by Mr. Lewis, and approved following discussion.

**7. Downtown Ambassador Program: Resolution 1594-22 — Amend the General Project Plan**

Resolution 1594-22 supplemented the existing 2022 grant in support of the Ambassador Program with an additional \$75,000 grant. The City Mission is expanding the program with the purchase of a van, other resources and more staff to better address homelessness and panhandling. Mrs. Zalewski-Wildzunas moved to approve Resolution 1594-22, seconded by Mr. Golub. Following discussion, Resolution 1594-22 was approved.

**8. Presentation — South Church/South Ferry Property Acquisition**

Mr. Gillen updated the Board by making a presentation about the County's acquisition of multiple properties on Erie Boulevard, Fuller Street, South Church Street, and South Ferry Street in downtown Schenectady and future plans.

**Public Comment:** A local property owner spoke about his plans for commercial office space in his building on Jay Street.

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

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

Respectfully submitted,

Jayne Lahut  
Executive Director