



**Schenectady Metroplex Development Authority
Board Meeting Minutes
January 18, 2023**

Present: Ray Gillen, Brad Lewis, Neil Golub, Michael Angelozzi, Sharon Jordan, Robert Dieterich, Steven Rifenburg, Michael Angelozzi, and Hayward Horton

Absent: Nancy Casso, Karen Zalewski-Wildzunas, and Todd Edwards

Others: Jayme Lahut, Tonia Lehoisky, David Hogenkamp, Jennifer Medler, Danielle Walsh, and Jack Warner

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 December 14, 2022, meeting; seconded by Ms. Jordan and approved.

2. Treasurer's Report: Jayme Lahut presented the Treasurer's Report as of December 31, 2022. Revenues for the year exceeded \$11.5 million. Operating expenses were nearly \$200,000 under budget for the fiscal year. Cash on hand stood at \$6.51 million. Likewise, the Predevelopment budget was nearly \$100,000 under budget. Ms. Jordan moved to accept the Treasurers Report, seconded by Mr. Lewis, and approved unanimously.

3. GE Rotterdam Project: Resolution 1605-23 — Adopt the General Project Plan

Resolution 1605-23 authorized a Metroplex PILOT for the 325-acre portion of the campus located in the Town of Rotterdam providing tax stability and certainty to the taxing entities and the company. A public hearing was held on December 29, 2022 with no written or oral comments were received. Mr. Horton moved to approve Resolution 1605-23, seconded by Mr. Lewis, and following discussion was approved.

4. SI Group Rotterdam Jct. Project: Resolution 1606-23 — Adopt the General Project Plan

Resolution 1606-23 authorized a Metroplex PILOT for the SI Group's manufacturing facility in Rotterdam Junction. A public hearing was held on the project on December 29, 2022 and no written or oral comments were received. Mr. Golub moved to approve Resolution 1606-23, seconded by Ms. Jordan and approved.

5. Clinton North Parking Lot Project: Resolution 1607-23 — Adopt the General Project Plan

Metroplex held a public hearing on December 29, 2022 and no comments were received. The project reconstructs the Clinton North surface lot budgeted at \$805,000. Ms. Jordan moved to approve Resolution 1607-23, seconded by Mr. Lewis. Resolution 1607-23 was approved.

6. Cable Care Construction Project: Resolution 1608-23 — SEQRA

Cable Care Construction, a local cable and fiber optic installation company, plans to construct an 11,600 square foot building at their location on Route 5 in Glenville. The project would

demolish two small structures and provide adequate space for the fast-growing business. Resolution 1608-23 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Mr. Dieterich moved to approve Resolution 1608-23, seconded by Mr. Lewis and approved.

7. Cable Care Construction Project: Resolution 1609-23 — Adopt the General Project Plan

Resolution 1609-23 authorized providing sales tax and real property exemptions for the project. Mr. Dieterich moved Resolution 1609-23; seconded by Mr. Lewis and approved unanimously following discussion.

8. Downtown Ambassador Program: Resolution 1610-23 — Adopt the General Project Plan

Resolution 1610-23 authorized the annual support grant of \$42,000 to the City Mission of Schenectady for the Ambassador program in 2023, which includes nightly patrols of downtown to ensure a safe, hospitable, and welcoming environment to visitors and guests. Ms. Jordan moved Resolution 1610-23, seconded by Mr. Lewis and approved.

9. 402-406 Hamilton Street Purchase: Resolution 1611-23 — SEQRA/ No Significant Effect on the Environment

The project involved the purchase of real property in Schenectady. Resolution 1611-23 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 Resolution 1611-23; seconded by Mr. Lewis and approved.

10. 402-406 Hamilton Street Purchase: Resolution 1612-23 — Adopt the General Project Plan

The resolution allotted \$495,000 to purchase two parcels containing vacant and blighted structures at 402-406 Hamilton Street. Metroplex will undertake the necessary due diligence in preparation for demolition of the buildings and prepare the site for future reuse. Ms. Jordan moved to approve Resolution 1612-23; seconded by Mr. Lewis. Resolution 1612-23 was approved following discussion.

Public Comment: None

Board Comments: Mr. Gillen updated the Board on various projects.

Adjournment: Mr. Rifenburg moved to adjourn; seconded by Ms. Jordan. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Jayne Lahut
Executive Director