



**Schenectady Metroplex Development Authority**  
**Board Meeting Minutes**  
**April 12, 2023**

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

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

**Others:** Jayme Lahut, Danielle Walsh, and an audience of one

**Call to Order:** Mr. Gillen called the meeting to order at 5:30 p.m.

**1. Approval of Minutes:** Ms. Jordan made the motion to approve the minutes of the February 22, 2023 meeting; seconded by Mr. Horton and approved.

**2. Treasurer's Report:** Jayme Lahut presented the Treasurer's Report as of March 31, 2023. Cash on hand stood at \$8.03 million. Ms. Jordan moved to accept the Treasurer's Report; seconded by Mr. Lewis and approved.

**3. Thompson & Johnson Equipment Co. Project:** Resolution 1621-23 — Adopt the General Project Plan

The project involved the purchase and renovation of 2145 Technology Drive in Schenectady, the former Cyclics building. The company sells and services material handling equipment. Metroplex participation included a \$50,000 grant as well as exemptions from sales taxes, mortgage recording taxes and a Pilot. Mr. Golub moved to approve Resolution 1621-23; seconded by Ms. Jordan and approved following discussion.

**4. Old World Provisions Expansion Project:** Resolution 1622-23 — Adopt the General Project Plan

The Troy-based company will establish a new bakery product line by renovating the former Cappiello's located at 115 Van Guysling Avenue in Schenectady. The 19,000 square foot building requires extensive renovations. Metroplex will award a \$295,000 grant as well as a sales tax exemption and a PILOT. The project will create 50 new jobs. Mr. Dieterich moved to approve Resolution 1622-23; seconded by Ms. Jordan and approved following discussion.

**5. Downtown Fix-up #5 Project:** Resolution 1623-23 — Adopt the General Project Plan

Resolution 1623-23 allocated \$400,000 for downtown improvements from curb to building in selected parts of downtown, such as sidewalk and ramp repairs, resetting pavers, and addressing deferred maintenance and safety hazards to improve pedestrian accessibility. Mr. Golub moved to approve Resolution 1623-23, seconded by Mr. Lewis and approved.

**6. DRI Façade Grant / State Theater Renovation Project:** Resolution 1624-23 — Adopt the General Project Plan

Metroplex is the local administrator of the Lower State Street Façade Improvement Fund as a part of Schenectady's Downtown Revitalization Initiative (DRI) award of 2020. Resolution

1624-23 allocated a \$300,000 façade grant for the State Theater project. Board consent then requires final grant approval from the NYS Housing Trust Fund Corporation. Resolution 1624-23 was moved by Ms. Jordan, seconded by Mr. Lewis. Following discussion, Resolution 1624-23 was approved.

**7. Jay Square Project: Resolution 1625-23 — Adopt the General Project Plan**

Resolution 1625-23 authorized a grant of \$527,645 for DSIC’s construction of an urban placemaking and public art space across from City Hall on Jay Street. A public hearing was held on March 22, 2023 and no written or oral comments were received. Ms. Jordan moved to approve Resolution 1625-23, seconded by Mr. Horton and approved after discussion.

**8. Renovation of 267 State Street (former DMV) Project: Resolution 1626-23 — Adopt the General Project Plan**

Resolution 1626-23 awarded a \$375,000 grant and other financial assistance for the renovation of the former DMV building located at 267 State Street. Plans call for converting the two-story 10,300 square foot structure into shared office space, a concept that has become more popular in downtown Schenectady. Metroplex’s participation will supplement a Restore NY grant awarded in 2018. Mr. Lewis moved to approve Resolution 1626-23; seconded by Ms. Jordan and approved.

**9. CDTA Mobility Hub Project: Resolution 1627-23 — Execute MOU and Other Documents**

Construction recently started on CDTA’s first Mobility Hub in the Capital District. A portion of the project lies on Metroplex property at 22 State Street, site of the former Trailways station. Work also occurred on adjoining County and City properties. Resolution 1627-23 authorized Metroplex to execute a Memorandum of Understanding (MOU), grant certain easements permitting the construction and future operations as well as accepting a \$60,000 payment from CDTA for project construction oversight by TW&A Associates. Ms. Jordan moved Resolution 1627-23, seconded by Mr. Horton and approved.

**10. Little Italy Parking Lot Sale: Resolution 1628-23 — SEQRA / No Significant Effect on the Environment**

The project involves selling the Little Italy Parking Lot on Warren Street to Maria Perreca Papa’s real estate holding company, 39 N. Jay Street LLC. Resolution 1628-23 completed the SEQR process by classifying the project as an Unlisted Action and issuing a negative declaration. Mr. Golub moved Resolution 1628-23, seconded by Ms. Jordan and approved.

**11. Little Italy Parking Lot Sale: Resolution 1629-23 — Convey Real Property**

The resolution commenced the real property disposition process by making certain findings necessary by the Public Authorities Accountability Act (PAAA) for conveying the Little Italy Parking Lot to 39 N. Jay Street, LLC for \$90,000 plus closing costs. The lot, acquired by Metroplex in 2005, is located at 403, 413, 415 Warren Street, and the sale places the lot on the tax roll and benefits Maria Perreca Papa who owns Perreca’s, More Perreca’s, Cornells and four apartment units above the businesses. Ms. Jordan moved Resolution 1629-23 seconded by Mr. Dieterich and approved.

**12. Clinton North Parking Lot and Barrett Street Sidewalk Projects:** Resolution 1630-23 — Award Construction Contract

Resolution 1630-23 awarded the construction contract for the Clinton North parking lot and Barrett Street sidewalk projects to Carver Construction for \$730,145. Carver was the low bidder among five bids received. Ms. Jordan moved Resolution 1630-23, seconded by Mr. Lewis and approved.

**13. Equipment for DSIC and LAZ Parking:** Resolution 1631-23 — Adopt the General Project Plan

Resolution 1631-23 allocated \$300,000 as an operating fund for equipment purchases and capital assets necessary in support of the DSIC's environmental enhancement program, Metroplex's parking operations through its manager LAZ Parking, and related improvements needed in downtown. The fund will allow for replacement and upgrades to service vehicles. Ms. Jordan moved Resolution 1631-23, seconded by Mr. Lewis and approved.

**14. Downtown Parking Project:** Resolution 1632-23 — Award Maintenance Contracts

Resolution 1632-23 authorized two contracts for maintaining Metroplex parking facilities from April through October. A contract for \$30,000 was awarded to Bargstedt Enterprises and a contract of \$62,000 was awarded to Adirondack Landscaping. Ms. Jordan moved Resolution 1632-23; seconded by Mr. Lewis and approved.

**15. Consent Agenda:** Resolutions 1633-23 through 1643-23

The consent agenda consisted of the annual re-adoption of policies and 2022 performance reports that are submitted to the Authorities Budget Office and posted on the Metroplex website. The Audit Committee reviewed the FY-2022 Audit at its March 30, 2023 meeting and recommended it for adoption by the Board. Likewise, the Governance Committee met on March 16, 2023 and recommended adoption of the statutorily required Five-Year Capital Projects Plan as well as the readoption of policies and the 2022 reports. Ms. Jordan made the motion to approve the consent agenda as presented; seconded by Mr. Lewis and approved unanimously.

**Public Comment:** Jim Salengo, Executive Director of DSIC, thanked the board for their on-going support of DSIC's programs and for the Jay Square project.

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

**Adjournment:** Ms. Jordan moved to adjourn; seconded by Mr. Lewis. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,

Jayne Lahut  
Executive Director