



**Schenectady Metroplex Development Authority
Board Meeting Minutes
May 10, 2023**

Present: Ray Gillen, Brad Lewis, Sharon Jordan, Karen Zalewski-Wildzunas, Steven Rifenburg, Hayward Horton, Neil Golub, and Michael Angelozzi

Absent: Robert Dieterich, Nancy Casso, and Todd Edwards

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

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 April 12, 2023 meeting; seconded by Mrs. Zalewski-Wildzunas and approved.

2. Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of April 30, 2023. Cash on hand stood at \$7.5 million. Operating expenses and the pre-development budget were on target after four months of the year. Ms. Jordan moved to accept the Treasurer's Report; seconded by Mr. Lewis and approved.

3. DRI Façade Grant / Blockhouse Façade Project: Resolution 1644-23 — 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 1644-23 allocated a \$300,000 DRI façade grant for the Blockhouse renovation on lower State Street as well as a \$175,000 grant for structural work needed. Resolution 1644-23 was moved by Mr. Lewis, seconded by Ms. Jordan. Following discussion, Resolution 1644-23 was approved.

4. Mr. James Demolition Project: Resolution 1645-23 — Adopt the General Project Plan

Resolution 1645-23 allocated \$150,000 toward the cost of demolishing, clearing, and securing the former Mr. James Hairstylist building at 249 State Street. Mrs. Zalewski-Wildzunas moved to approve Resolution 1645-23; seconded by Ms. Jordan and approved following discussion.

5. N. Center Street Sidewalk Project: Resolution 1646-23 — Adopt the General Project Plan

The City of Schenectady plans to realign North Center Street, re-pave the street, and improve parking and drainage issues in the area. Metroplex participation allocated \$114,000 to install about 850 linear feet of curbing and sidewalks on either side of the street. Mrs. Zalewski-Wildzunas moved to approve Resolution 1646-23, seconded by Mr. Lewis and approved.

6. Electric City Barn Project: Resolution 1647-23 — Adopt the General Project Plan

Resolution 1647-23 authorized a renovation grant of \$70,000 to Albany Barn, Inc. to create as many as 20 artist studios within the St. Mary's Convent at 826 ½ Eastern Avenue, as a part of the Electric City Ban Project. Plans call for using 8,800 square feet within the former convent for limited fit-up and renovation, installing security and key systems for the individual studios, signage and refurbishing an outdoor courtyard with parking and landscaping. Ms. Jordan moved to approve Resolution 1647-23, seconded by Mr. Horton and approved after discussion.

Public Comment: None.

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

Adjournment: Mrs. Zalewski-Wildzunas moved to adjourn; seconded by Ms. Jordan. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Jayne Lahut
Executive Director