



Schenectady Metroplex Development Authority
Board Meeting Minutes
June 28, 2023

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

Absent: Nancy Casso and Michael Angelozzi

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

Call to Order: Mr. Gillen called the meeting to order at 5:33 p.m.

1. Approval of Minutes: Ms. Jordan made the motion to approve the minutes of the May 10, 2023 meeting; seconded by Mr. Golub and approved.

2. Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of May 31, 2023. Cash on hand stood at \$7.2 million. Operating expenses and the pre-development budget were on target after five months of the year. Ms. Jordan moved to accept the Treasurer's Report; seconded by Mr. Golub and approved.

3. S. Ferry Street Revitalization Project: Resolution 1648-23 — SEQRA

Resolution 1648-23 completed the State mandated environmental review and characterized the action as an Unlisted Action. Ms. Jordan moved Resolution 1648-23, seconded by Ms. Zalewski-Wildzunas. Following discussion, Resolution 1648-23 was approved.

4. S. Ferry Street Revitalization Project: Resolution 1649-23 — Adopt the General Project Plan/Enter into an Intermunicipal Cooperation Agreement

Resolution 1649-23 authorized entering into a joint agreement with the Capital Region Land Bank, the Schenectady County IDA, and Schenectady County. The project involves demolishing ten vacant and blighted buildings in downtown Schenectady, clearing, and securing the site. The resolution allocated \$300,000 for this project. Ms. Jordan moved Resolution 1649-23, seconded by Ms. Zalewski-Wildzunas, and approved unanimously.

5. 402-406 Hamilton Street Demolition Project: Resolution 1650-23 — SEQRA

Resolution 1650-23 updated the state-mandated environmental review and determined the project will not have a significant impact on the environment. A public hearing was held on June 21, 2023, and no written or oral comments were received. Ms. Zalewski-Wildzunas moved Resolution 1650-23, seconded by Mr. Lewis and approved.

6. 402-406 Hamilton Street Demolition Project: Resolution 1651-23 — Amend the General Project Plan

Resolution 1651-23 amended the General Project Plan and allocated an additional \$99,000 for the demolition of the commercial buildings at 402-406 Hamilton Street. Mr. Golub

moved Resolution 1651-23, seconded by Ms. Zalewski-Wildzunas, and approved following discussion.

7. DePaul Crane Street, L.P. / Mosaic Commercial Housing Project: Resolution 1652-23 — Adopt the General Project Plan

Resolution 1652-23 authorized a local matching grant of \$525,000 to DePaul Crane L.P. The project involved the development of 60 units of affordable rental housing on Crane Street in Schenectady. A public hearing was held on June 21, 2023, and no written or oral comments were received. Ms. Jordan moved to approve Resolution 1652-23; seconded by Ms. Zalewski-Wildzunas and approved following discussion.

8. Summit Avenue Redevelopment Project: Resolution 1653-23 — SEQRA

Resolution 1653-23 completed the state-mandated environmental review and determined the project will not have a significant impact on the environment. A public hearing was held on June 21, 2023, and no written or oral comments were received. Ms. Zalewski-Wildzunas moved Resolution 1653-23, seconded by Mr. Golub and approved.

9. Summit Avenue Redevelopment Project: Resolution 1654-23 — Adopt the General Project Plan

Resolution 1654-23 authorized a sales tax exemption, a mortgage recording tax exemption, and a payment-in-lieu-of-tax agreement for the development of twenty new affordable housing units in the Hamilton Hill neighborhood in the City of Schenectady. Ms. Zalewski-Wildzunas moved Resolution 1654-23, seconded by Mr. Golub, and approved following discussion.

10. 500 State Street Project: Resolution 1655-23 — Amend the General Project Plan

Resolution 1655-23 authorized entering into a rent allocation agreement not to exceed \$165,000 with Redburn Development Partners to support the 500 State Street medical arts project. Mr. Golub moved to approve Resolution 1655-23, seconded by Mrs. Zalewski-Wildzunas and approved.

11. Mill Lane Apartments Project: Resolution 1656-23 — Adopt the General Project Plan

Resolution 1656-23 authorized Metroplex to enter into a PILOT agreement for the Mill Lane Apartments Project. In addition, the resolution authorized a Metroplex lease agreement for a 1,400 square foot retail space in the Mill Artisan building. Mr. Lewis moved to approve Resolution 1656-23, seconded Mss. Zalewski-Wildzunas and approved following discussion.

12. Schenectady Light Opera Company Façade Project: Resolution 1657-23 — Adopt the General Project Plan

This project involved façade improvements including repairs, painting, and new signage at the Schenectady Light Opera Company at 424 Franklin Street in downtown Schenectady. Resolution 1657-23 authorized making a \$63,000 matching grant. Ms. Jordan moved to approve Resolution 1657-23, seconded by Ms. Zalewski-Wildzunas, and approved following discussion.

13. Killeen Building Façade Project: Resolution 1658-23 — Adopt the General Project Plan

This project involved façade improvements including interior and exterior repairs to 439 State Street and 179 ½ Jay Street, a commercial building in downtown Schenectady. Resolution 1658-23 authorized making a \$120,000 matching grant and a sales tax exemption for the project. Ms. Zalewski-Wildzunas moved to approve Resolution 1658-23, seconded by Ms. Jordan, and approved following discussion.

14. Mohawk Taproom Façade (Scotia) Project: Resolution 1659-23 — Adopt the General Project Plan

This project involved façade improvements including new siding, reconstructed porch, and added banquet space to a restaurant located at 153 Mohawk Avenue in Scotia. Resolution 1659-23 authorized making a \$70,000 matching grant and a sales tax exemption for the project. Mr. Golub moved to approve Resolution 1659-23, seconded by Mr. Dieterich, and approved.

15. 102 Mohawk Avenue Façade (Scotia) Project: Resolution 1660-23 — Adopt the General Project Plan

This project involved interior and exterior improvements including new windows, doors, and new sidewalks at a former garage on the corner of Mohawk Avenue (Rt. 5) and Saratoga Road (Rt. 50) in Scotia. Resolution 1660-23 authorized making a \$75,000 matching grant and a sales tax exemption for the project. Mr. Dieterich moved to approve Resolution 1660-23, seconded by Mr. Lewis, and approved following discussion.

16. Skyway Plaza Façade (Glenville) Project: Resolution 1661-23 — Adopt the General Project Plan

This project involved façade improvements including new siding, windows, and new signage at 14 Saratoga Road a commercial plaza in Glenville. Resolution 1661-23 authorized making a \$95,000 matching grant and a sales tax exemption for the project. Mr. Dieterich moved to approve Resolution 1660-23, seconded by Ms. Zalewski-Wildzunas, and approved following discussion.

17. Building 605 / Glenville Business & Technology Park Project: Resolution 1662-23 — Amend the General Project Plan

Resolution 1662-23 authorized a mortgage recording tax exemption for the project, originally omitted when the project was previously approved by the board. Mr. Dieterich moved to approve Resolution 1662-23, seconded by Mr. Lewis, and approved.

18. Resolution 1663-23 — Appoint Executive Director

Resolution 1662-23 appointing David J. Hogenkamp as Executive Director of the Authority was moved by Ms. Zalewski-Wildzunas, seconded by Mr. Lewis, and approved.

Public Comment: None.

Board Comments: Mr. Golub presented commercials to the board. Mr. Gillen updated the Board on various projects and thanked Jayme Lahut for his tenure as Executive Director of the organization.

Adjournment: Mrs. Zalewski-Wildzunas moved to adjourn; seconded by Ms. Jordan. The meeting was adjourned at 6:38 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director