



Schenectady Metroplex Development Authority
Board Meeting Minutes
August 9, 2023

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

Absent: Nancy Casso, Robert Dieterich, and Michael Angelozzi

Others: David Hogenkamp, Tonia Lehoisky, Jennifer Medler, Steve Strichman 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 June 28, 2023 meeting; seconded by Ms. Zalewski-Wildzunas and approved.

2. Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of June 30, 2023. The report noted 71 active projects and cash on hand stood at \$7.6 million. Mr. Edwards moved to accept the Treasurer's Report; seconded by Ms. Jordan and approved.

3. Shovel-Ready Site Development Project: Resolution 1664-23 — Adopt the General Project Plan

Executive Session: Mr. Gillen requested that the board discuss a potential real estate matter in executive session. Ms. Zalewski-Wildzunas moved that the board meet in executive session; seconded by Ms. Jordan and approved unanimously at 5:38 p.m. At 5:51 p.m. Ms. Jordan moved that the board reconvene in public session; seconded by Ms. Zalewski-Wildzunas and approved. Mr. Gillen stated that the board discussed a potential real estate matter; no decisions were made, and no voting occurred. There were no other matters before the board.

Resolution 1664-23 allocated \$100,000 for Metroplex to explore additional business park opportunities at vacant or underutilized properties in the City of Schenectady. Ms. Jordan moved Resolution 1664-23, seconded by Ms. Zalewski-Wildzunas, and approved.

4. Affinity Group Relocation Project: Resolution 1665-23 — Amend the General Project Plan

Resolution 1665-23 authorized allocating an additional \$50,000 grant for the Affinity Group Relocation Project, originally approved by the Board in August 2022, for the renovation and addition of a new HVAC system at 620 Union Street. The resolution also corrected an original error in project related expenses. Ms. Zalewski-Wildzunas moved Resolution 1665-23, seconded by Mr. Lewis, and approved unanimously following discussion.

5. River Loop Trail Project: Resolution 1666-23 — Adopt the General Project Plan

Resolution 1666-23 authorized Metroplex to provide a \$225,000 matching grant to the Town of Glenville for the reconstruction of a 1.3 mile multi-use trail from Freemans Bridge Road

in Glenville to the Village of Scotia. Construction of the project will be completed in 2024. Ms. Zalewski-Wildzunas moved Resolution 1666-23, seconded by Mr. Lewis and approved.

6. Duanesburg Fitness & Community Center (Former YMCA) Project: Resolution 1667-23 — Adopt the General Project Plan

Resolution 1667-23 authorized Metroplex to provide a \$150,000 grant toward the acquisition of three parcels totaling 28-acres in the Town of Duanesburg from Schenectady County by 4Everbods Fitness, LLC to be reopened as a Fitness and Community Center. The property was the former Duanesburg YMCA, serving approximately 2,000 county residents. Mr. Edwards moved Resolution 1667-23, seconded by Mr. Lewis, and approved following discussion.

7. Maple Ski Ridge Expansion (Rotterdam) Project: Resolution 1668-23 — SEQRA

Resolution 1668-23 completed the state-mandated environmental review and determined the project will not have a significant impact on the environment. Ms. Jordan moved Resolution 1668-23, seconded by Mr. Lewis and approved following discussion.

8. Maple Ski Ridge Expansion (Rotterdam) Project: Resolution 1669-23 — Adopt the General Project Plan

This project involved infrastructure, plumbing and electrical improvements at a 138-acre commercial ski area in Rotterdam. Resolution 1669-23 authorized making a \$100,000 matching grant for the project. Ms. Jordan moved to approve Resolution 1669-23, seconded by Ms. Zalewski-Wildzunas, and approved following discussion.

Public Comment: None.

Executive Session: Mr. Gillen requested that the board discuss a potential real estate matter in the executive session. Ms. Zalewski-Wildzunas moved that the board meet in executive session; seconded by Ms. Jordan and approved unanimously at 6:23 p.m. At 6:38 p.m., Ms. Zalewski-Wildzunas moved that the board reconvene in public session; seconded by Ms. Jordan and approved. Mr. Gillen stated that the board discussed a potential real estate matter; no decisions were made, and no voting occurred. There were no other matters before the board.

Adjournment: Ms. Jordan moved to adjourn; seconded by Mr. Lewis. The meeting was adjourned at 6:42 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director