



**Schenectady Metroplex Development Authority
Board Meeting Minutes
October 11, 2023**

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

Absent: Todd Edwards and Michael Angelozzi

Others: David Hogenkamp, Jennifer Medler, Steve Strichman and 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 August 9, 2023 meeting; seconded by Ms. Zalewski-Wildzunas and approved.

2. Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of September 30, 2023. The report noted cash on hand stood at \$5.6 million. Ms. Jordan moved to accept the Treasurer's Report; seconded by Mr. Lewis and approved.

3. MTX Group, Inc. Expansion Project: Resolution 1670-23 — Adopt the General Project Plan

Resolution 1670-23 authorized Metroplex to provide a \$100,000 grant for rental assistance to MTX Group, Inc. and a \$50,000 grant to the property owner for leasehold improvements. MTX Group will relocate and expand their regional office to 9,300 square feet of office space in downtown Schenectady. Ms. Zalewski-Wildzunas moved Resolution 1670-23, seconded by Mr. Lewis and approved.

4. Schenectady 40 Properties Redevelopment Project: Resolution 1671-23 — SEQRA Lead Agency

Resolution 1671-23 authorized Metroplex to seek lead agency status and complete the state-mandated environmental review of the demolition and redevelopment project. The project will be classified as a Type I action thereby requiring a coordinated review among all involved agencies. Resolution 1671-23 was moved by Ms. Jordan; seconded by Ms. Zalewski-Wildzunas and approved.

5. Schenectady 40 Properties Redevelopment Project: Resolution 1672-23 — Hold Public Hearing

The project involved the acquisition and demolition of up to seven buildings in the 700 block of Albany Street, performing environmental studies, and due diligence on the properties by the project developers. The total project budget is \$1.1 million dollars for the acquisition and demolition of the properties and parcels. Resolution 1672-23 authorized holding a public hearing. Mr. Golub moved Resolution 1672-23, seconded by Ms. Jordan, and approved following discussion.

6. 12 North Center Street Façade Project: Resolution 1673-23 — Adopt the General Project Plan

This project involved façade improvements including interior and exterior repairs to 12 North Cetner Street, a commercial and residential building in downtown Schenectady. Resolution 1673-23 authorized making a \$50,000 matching grant and a sales tax exemption for the project. Ms. Zalewski-Wildzunas moved to approve Resolution 1673-23, seconded by Mr. Lewis, and approved following discussion.

7. Rocket Science HQ Project (Glenville): Resolution 1674-23 — Adopt the General Project Plan

This project involved the conversion of an 8,800 square foot former fire house into the headquarters of a video game development studio. Resolution 1674-23 authorized providing sales tax and real property exemptions for the project. Mr. Dieterich moved Resolution 1674-23; seconded by Ms. Zalewski-Wildzunas and approved, following discussion.

8. FY-2024 Budget: Resolution 1675-23 — Adopt the Fiscal Year 2024 Budget

The Finance Committee recommended adoption of the FY-2024 budget at its September 21st meeting. The budget forecasts a conservative sales tax revenue of \$10 million, consistent with Schenectady County Finance's estimates, and an increase in operating expenses due to expected personnel changes. The budget must be filed with the Authorities Budget Office. Mr. Lewis moved Resolution 1675-23; seconded by Ms. Zalewski-Wildzunas. Following discussion, the FY-2024 budget was adopted unanimously.

9. NYS Deferred Compensation: Resolution 1676-23 — Adopt the NYS Deferred Compensation Plan

Resolution 1676-23 authorized participation in the New York State Deferred Compensation Plan, the 457(b) voluntary tax-favored method for savings for retirement. In accordance with Section 5 of the State Finance Law of the State of New York, Metroplex is eligible to adopt the plan. Ms. Jordan moved Resolution 1675-23; seconded by Ms. Zalewski-Wildzunas and approved.

10. Amend Capital Region Land Bank Management Agreement: Resolution 1677-23 — Adopt the Agreement

Resolution 1677-23 reauthorized the management agreement with the Land Reutilization Corporation of the Capital Region (Land Bank) at an increased annual rate of \$127,00. Ms. Zalewski-Wildzunas moved to approve Resolution 1677-23, seconded by Ms. Jordan, and approved following discussion.

Public Comment: None.

Board Comment: Mr. Gillen acknowledged and thanked Ms. Casso for her time as a board member as she notified the board she is stepping down following the meeting. Mr. Horton commented on a recent presentation made by Metroplex at the Niskayuna Economic

Development Committee. Mr. Golub presented a summary of the survey findings. Mr. Golub resigned from the Board and Mr. Gillen thanked him for his many years of service on the Board.

Adjournment: Ms. Jordan moved to adjourn; seconded by Ms. Zalewski-Wildzunas. The meeting was adjourned at 6:27 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director