



Schenectady Metroplex Development Authority
Board Meeting Minutes
November 8, 2023

Present: Ray Gillen, Brad Lewis, Sharon Jordan, Karen Zalewski-Wildzunas, Robert Dieterich, Hayward Horton, Todd Edwards and Michael Angelozzi

Absent: Steven Rifenburg

Others: David Hogenkamp, Jennifer Medler, Tonia Lehoisky, and Steve Strichman

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

1. Approval of Minutes: Ms. Zalewski-Wildzunas made the motion to approve the minutes of the October 11, 2023, meeting; seconded by Ms. Jordan and approved.

2. Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of October 31, 2023. The report noted cash on hand stood at \$5.8 million. Mr. Lewis moved to accept the Treasurer's Report; seconded by Ms. Jordan and approved.

3. Glenville Business & Technology Park – Building 404 Project: Resolution 1678-23 — Hold Public Hearing

The project involved the acquisition and demolition of a 122,000 square foot vacant and blighted warehouse in the Glenville Business & Technology Park, and construction of a new 114,000 square foot warehouse. The total project budget is \$8.5 million dollars. Resolution 1678-23 authorized holding a public hearing. Mr. Dieterich moved Resolution 1678-23, seconded by Ms. Zalewski-Wildzunas, and approved following discussion.

4. 1401 Union Street Project: Resolution 1679-23 — Adopt the General Project Plan

This project involved façade improvements including interior and exterior repairs to 1401 Union Street, a commercial office building in the Upper Union Street area of Schenectady. Resolution 1679-23 authorized making a \$95,000 matching grant and a sales tax exemption for the project. Ms. Zalewski-Wildzunas moved to approve Resolution 1679-23, seconded by Mr. Lewis, and approved unanimously.

5. Duanesburg Fitness & Community Center (Former YMCA) Project: Resolution 1680-23 — Amend the General Project Plan

Resolution 1680-23 authorized allocating an additional \$150,000 grant to 4Everbods Fitness, LLC. originally approved by the Board in August 2023, toward the acquisition of three parcels totaling 28-acres in the Town of Duanesburg from Schenectady County. Mr. Edwards moved Resolution 1680-23, seconded by Mr. Lewis, and approved unanimously following discussion.

6. Barrett Street Sidewalk Project: Resolution 1681-23 — Amend the General Project Plan

Resolution 1681-23 increased the previously authorized project budget from \$285,000 to \$390,000. Additional improvements to nearby alleyways and parking areas were required to

complete the project. Ms. Zalewski-Wildzunas moved to approve Resolution 1681-23; seconded by Ms. Jordan and approved.

7. Downtown Parking Project: Resolution 1682-23 — Award Snow Maintenance Contract

Resolution 1682-23 extended Metroplex’s contract for a term of three years with Bargstedt Enterprises, LLC for the period from November through April. It covers snowplowing, snow removal and related tasks. The contract set the base price at \$24,000 per month (\$144,000) plus the cost for removing snow from the parking lots during peak Proctors season. Ms. Jordan moved to approve Resolution 1682-23, seconded by Ms. Zalewski-Wildzunas, and approved following discussion.

8. Downtown Parking Project: Resolution 1683-23 — Adopt the Fiscal Year 2024 Parking Budget

The Finance Committee recommended adoption of the FY-2024 Parking Budget at its November 7 meeting. The budget reflects a decrease in operating expenses of 1.97 percent and an increase in revenues by 4 percent. Ms. Zalewski-Wildzunas moved Resolution 1683-23; seconded by Mr. Lewis. Following discussion, the parking budget was adopted unanimously.

9. Downtown Ambassador Program 2024: Resolution 1684-23 — Adopt the General Project Plan

Resolution 1684-23 authorized the annual support grant of \$42,000 and a supplemental grant of \$25,000 to the City Mission of Schenectady for the Ambassador program in 2024, which includes nightly patrols of downtown to ensure a safe, hospitable, and welcoming environment to visitors and guests. The additional grant will provide support for fit-up costs associated with opening an Ambassadors satellite office on Jay Street. Ms. Jordan moved Resolution 1684-23, seconded by Ms. Zalewski-Wildzunas and approved.

10. Mohawk Harbor Arena Project: Resolution 1685-23 — SEQRA

This project involved the construction of a 98,000 +/- square foot event center and hockey facility located at 101 Harborside Drive in Schenectady. The project developer is West Yard Properties, LLC., an affiliated entity of the Galesi Group. Resolution 1685-23 characterized the action as Type I action and issued a negative declaration that the project would not have a significant impact on the environment. Ms. Jordan moved to approve Resolution 1685-23, seconded by Ms. Zalewski-Wildzunas and approved.

11. Mohawk Harbor Arena Project: Resolution 1686-23 — Hold Public Hearing

This project involved the construction of a 98,000 +/- square foot event center and hockey facility located at 101 Harborside Drive in Schenectady. The project developer is West Yard Properties, LLC., an affiliated entity of the Galesi Group. Resolution 1686-23 authorized holding a public hearing. Ms. Zalewski-Wildzunas moved to approve Resolution 1686-23, seconded by Mr. Dieterich and approved, following discussion.

Public Comment: None.

Board Comment: Mr. Gillen updated the board on projects in Niskayuna and downtown Schenectady.

Adjournment: Ms. Jordan moved to adjourn; seconded by Mr. Lewis. The meeting was adjourned at 6:05 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director