



**Schenectady Metroplex Development Authority
Board Meeting Minutes
December 13, 2023**

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

Absent: Michael Angelozzi

Others: David Hogenkamp, Jennifer Medler, Tonia Lehoisky, Steve Strichman, Danielle Walsh, and Scott Cietek

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 November 8, 2023 meeting; seconded by Ms. Zalewski-Wildzunas and approved.

2. Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of November 30, 2023. The report noted cash on hand stood at \$5.9 million and that expenses for predevelopment continued to be under budget. Ms. Jordan moved to accept the Treasurer's Report; seconded by Mr. Dieterich and approved.

3. Glenville Business & Technology Park – Building 404 Project: Resolution 1687-23 — Adopt the General Project Plan

A public hearing on the proposed project was held on November 20, 2023 and no written or oral comments were received. The project involves the acquisition and demolition of a 122,000 square foot vacant building, and construction of a new 114,000 square foot warehouse at a total investment of \$8.5 million. Resolution 1687-23 authorized Metroplex financial assistance including a sales tax exemption on materials, supplies, and FF&E, a mortgage recording tax exemption, and a Metroplex PILOT. Mr. Dieterich moved Resolution 1687-23, seconded by Mr. Lewis, and approved following discussion.

4. Adirondack Beverages Expansion Project: Resolution 1688-23 — SEQRA

A substantial upgrade by Adirondack Beverages Corporation in the Glenville Business & Technology Park to expand their bottling capacity includes a new electrical substation and other improvements valued at \$4 million. Resolution 1688-23 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Ms. Zalewski-Wildzunas moved to approve Resolution 1688-23, seconded by Mr. Dieterich and approved unanimously.

5. Adirondack Beverages Expansion Project: Resolution 1689-23 — Adopt the General Project Plan

Resolution 1689-23 authorized making a \$175,000 Metroplex grant to Adirondack Beverages Corporation for the expansion project. The project will create 60-70 jobs in Schenectady County by 2025. Mr. Dieterich moved Resolution 1689-23, seconded by Ms. Zalewski-Wildzunas, and approved following discussion.

6. IronHorn Enterprises (Former Military Commissary, Glenville Business & Technology Park) Project: Resolution 1690-23 — Adopt the General Project Plan

This project involves the acquisition and renovation of the 120,000 square foot former military commissary building in the Glenville Business & Technology Park by IronHorn Enterprises. The total project budget is \$5 million. Resolution 1690-23 authorized Metroplex financial assistance as a sales tax exemption on materials, supplies, and FF&E, a mortgage recording tax, and a \$200,000 matching grant. Mr. Dieterich moved to approve Resolution 1690-23; seconded by Mr. Lewis and approved following discussion.

7. Mohawk Harbor Events Center Project: Resolution 1691-23 — Adopt the General Project Plan

This project involves the construction of a 98,000 +/- square foot events center and hockey facility located at 101 Harborside Drive in Schenectady. A public hearing on the proposed project was held on November 20, 2023; no written or oral comments were received. Metroplex conducted a coordinated review of the project, and via Resolution 1685-23 on November 8, 2023, classified the project as a Type I action and issued a negative declaration. Resolution 1691-23 authorized Metroplex financial assistance including a sales tax exemption on materials, supplies, and FF&E, a mortgage recording tax exemption, and a Metroplex PILOT. Ms. Jordan moved Resolution 1691-23, seconded by Ms. Zalewski-Wildzunas and approved.

8. 14 & 16-18 North Center Street (Former Garafalo's) Facade Project: Resolution 1692-23 — Adopt the General Project Plan

This project involves façade improvements including interior and exterior repairs to the vacant buildings at 14 and 16-18 North Center Street, two commercial and residential buildings in downtown Schenectady. Resolution 1692-23 authorized making a \$100,000 matching grant, a sales tax exemption and a Metroplex PILOT for the project. Ms. Zalewski-Wildzunas moved to approve Resolution 1692-23, seconded by Mr. Lewis, and approved following discussion.

9. Maple Ski Ridge Expansion Project: Resolution 1693-23 — Amend the General Project Plan

Resolution 1693-23 authorized amending the general project plan to provide a sales tax exemption for the Maple Ski Ridge Expansion Project. This project involves expanding Maple Ski Ridge's snowmaking capacity and improving the overall efficiency of the snowmaking system on the mountain. The Metroplex Board approved a \$100,000 grant in August 2023. Ms. Zalewski-Wildzunas moved Resolution 1692-23, seconded by Mr. Lewis and approved.

10. 312 Broadway Lease and Restoration Project: Resolution 1694-23 — Authorize to Lease Property

The project involves the lease and redevelopment of the Metroplex-owned former Weigh Station building at 312 Broadway, City of Schenectady. Resolution 1694-23 authorized Metroplex to enter a one-year lease with Mr. Lafonso Bonner for the property at 312 Broadway. Mr. Bonner will continue to investigate the feasibility of the renovation. Ms.

Jordan moved to approve Resolution 1694-23, seconded by Ms. Zalewski-Wildzunas and approved.

Public Comment: None.

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

Adjournment: Ms. Zalewski-Wildzunas moved to adjourn; seconded by Mr. Edwards. The meeting was adjourned at 5:56 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director