



Schenectady Metroplex Development Authority Board Meeting Minutes January 17, 2024

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

Absent: Michael Angelozzi, Hayward Horton, Todd Edwards

Others: David Hogenkamp, Tonia Lehoisky, Steve Strichman, Scott Cietek, Jennifer Medler and Gonzalo Pascual-Sanchiz Aragonés

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

Approval of Minutes: Ms. Jordan made the motion to approve the minutes of the December 13, 2023 meeting; seconded by Mr. Dieterich and approved.

Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of December 31, 2023. The report noted cash on hand stood at \$5 million and that expenses for predevelopment continued to be under budget. Mr. Lewis moved to accept the Treasurer's Report; seconded by Mr. Dieterich and approved.

1. Pearce Renewables Expansion Project: Resolution 1695-24 — Adopt the General Project Plan

Pearce Renewables of California, a GE Vernova vendor, is establishing a regional office in downtown Schenectady. Plans call for the lease of office space at 155 Erie Boulevard and bringing approximately 10 employees to downtown. This project involves a \$75,000 Metroplex grant to the building owner, locally based L&S Realty Corporation, for leasehold improvements. Ms. Zalewski-Wildzunas moved Resolution 1695-24, seconded by Ms. Jordan, and approved following discussion.

2. Jahnel Group Project (Mill Artisan District): Resolution 1696-24 — Adopt the General Project Plan

Jahnel Group, a successful Schenectady-based software development firm that employs over 90 staff at their lower State Street headquarters, wishes to extend their lease of approximately 10,000 SF for an additional five years. Metroplex participation involves a \$200,000 rental assistance grant. Ms. Zalewski-Wildzunas moved Resolution 1696-24, seconded by Ms. Jordan and approved.

3. Blockhouse Façade Project: Resolution 1697-24 — Amend the General Project Plan

This resolution authorized amending the General Project Plan to allocate an additional \$300,000 of cash resources toward the Blockhouse Façade Project. It also authorized removing the prior allocation of \$300,000 in DRI funds administered by the NYS Housing Trust Fund Corporation (HTFC). Ms. Zalewski-Wildzunas moved Resolution 1697-24, seconded by Ms. Jordan and approved.

4. Alco Heritage Trail Extension & Alco Tunnel DRI Project: Resolution 1698-24 — Award Contract to Delta Engineers, Architects, & Surveyors

This resolution awarded a \$154,766 design services contract to Delta Engineers, Architects, & Surveyors, an Endwell, NY-based firm with a regional office in downtown Schenectady. The firm participated in Metroplex’s RFP process and was determined to be the most qualified and cost-effective respondent. Mr. Dieterich moved to approve Resolution 1698-24; seconded by Mr. Lewis and approved following discussion.

5. Auditing Services Contract: Resolution 1699-24 — Extend Contract with BST & Co., CPAs, LLP

This resolution authorized a two-year extension for auditing services with BST & Co., CPAs of Latham. The Authority is pleased with the firm’s competitive pricing and their expertise with Metroplex’s unique procedures and practices. BST has provided these services to Metroplex since the organization’s inception. Ms. Jordan moved Resolution 1699-24, seconded by Ms. Zalewski-Wildzunas and approved.

6. Proctors District Energy Easement: Resolution 1700-24 — Amend Easement

The Proctors District Energy project has secured NYSHCR funding to expand the electrical generation piece of the project across State Street to the Center City building. This resolution authorized amending an existing easement to permit additional infrastructure to cross the easement area prior to crossing State Street. Ms. Zalewski-Wildzunas moved to approve Resolution 1700-24, seconded by Mr. Lewis, and approved following discussion.

Public Comment: None.

Board Comment: Mr. Gillen updated the board on projects in downtown Schenectady and introduced an intern from Union College, Mr. Gonzalo Pascual-Sanchiz Aragonés.

Adjournment: Ms. Jordan moved to adjourn; seconded by Ms. Zalewski-Wildzunas. The meeting was adjourned at 5:58 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director