



**Schenectady Metroplex Development Authority
Board Meeting Minutes
February 21, 2024**

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

Absent: Steven Rifenburg and Todd Edwards

Others: David Hogenkamp, Tonia Lehoisky, Danielle Krupa, Jennifer Medler, Scott Cietek 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 January 17, 2024 meeting; seconded by Mr. Lewis and approved.

Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of January 31, 2024. The report noted that cash on hand was \$6.5 million and that expenses for predevelopment continued to be under budget. Ms. Jordan moved to accept the Treasurer's Report; seconded by Mr. Lewis and approved.

1. Jupiter Bach Expansion Project (Rotterdam Corporate Park): Resolution 1701-24 — Adopt the General Project Plan

Jupiter Bach, based in Denmark and a leading global supplier to the wind energy market including Schenectady's GE Vernova, is establishing a regional office in Building 14, Rotterdam Corporate Park. The company will be creating 20 new local jobs with the potential for over 100 new jobs. The project involves a \$30,000 Metroplex grant to assist Jupiter Bach with necessary electrical updates that must be in place before the installation of overhead cranes which are critical in the company's production of wind turbines. Ms. Zalewski-Wildzunas moved Resolution 1701-24, seconded by Mr. Lewis and approved.

2. Energy Hardware Expansion Project (Glenville Business & Technology Park): Resolution 1702-24 — Authorization to Adopt the General Project Plan

Energy Hardware, a manufacturer of electro-mechanical hardware and fasteners for the energy and aerospace sectors, with offices in Florida and South Carolina, is establishing a local facility in Building 201, Glenville Business and Technology Park. This project involves a \$95,000 Metroplex grant to the building owner, an affiliate of the Galesi Group, for leasehold improvements, office fit-up, project related expenses and a partial sales tax exemption. Mr. Dieterich moved Resolution 1702-24, seconded by Mr. Lewis and approved.

3. 417 Union Street Façade Project:

Resolution 1703-24 — SEQRA / No Significant Effect on the Environment

This project involves both façade and interior improvements to 417 Union Street, an historic building located at a prominent intersection near the entrance to Little Italy in downtown Schenectady. Resolution 1703-24 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 Resolution 1703-24, seconded by Ms. Jordan and approved.

Resolution 1704-24 — Adopt the General Project Plan

This resolution authorized a \$40,000 Metroplex façade grant and a sales tax exemption. Ms. Zalewski-Wildzunas moved Resolution 1703-24, seconded by Ms. Jordan and approved.

4. Van Vranken (Yates Village) Infrastructure Improvement Project: Resolution 1705-24: — Adopt the General Project Plan

This resolution authorized Metroplex to accept \$70,000 in funding from the Pennrose Development entity, Yates Village II toward stormwater infrastructure improvements on Van Vranken Avenue. Metroplex will coordinate with the City of Schenectady when those improvements are moved forward. Ms. Jordan moved Resolution 1705-24; seconded by Ms. Zalewski-Wildzunas and approved following discussion.

5. Jay Street Pedestrian Walkway DRI Project (Lighting Installation): Resolution 1706-24 — Award Contract

This project involves completing the installation of the Jay Street catenary lighting. Resolution 1706-24 awards the lighting installation contract to Schenectady Hardware and Electric (SH&E). SH&E submitted the most qualified and cost-effective proposal for the project. Ms. Jordan moved Resolution 1706-24, seconded by Mr. Lewis and approved.

6. Downtown Schenectady Improvement Corporation (DSIC): Resolution 1707-24 — Adopt the General Project Plan

The DSIC is responsible for cleaning and beautification efforts throughout the central downtown business district. Their work involves trash pick-up, litter collection, sweeping and general cleaning with an emphasis on landscaping. This resolution authorized a \$275,000 Metroplex grant for DSIC's cleaning and litter programs and a supplemental \$112,000 grant for landscaping. Ms. Zalewski-Wildzunas moved to approve Resolution 1707-24, seconded by Mr. Lewis and approved.

7. Downtown Parking Project (NYS Workers Compensation, NYS Gaming Commission): Resolution 1708-24 — Authorization to Enter Into Leases

This resolution authorized Metroplex to enter into a new five-year parking lease with each New York State agency. The new leases will increase annual parking revenue by over 200% while still providing reasonably priced parking for staff of the agencies. Ms. Zalewski-Wildzunas moved to approve Resolution 1708-24, seconded by Mr. Lewis and approved.

8. Schenectady County Community Business Center (SCCBC): Resolution 1709-24 — Authorization to Amend Agreement with Schenectady County

This resolution authorizes Metroplex to enter into a revised management services agreement with the County regarding the SCCBC. The County Facilities department will now directly manage the majority of operations, while Metroplex will continue to oversee tenant leases. Ms. Jordan moved Resolution 1709-24, seconded by Ms. Zalewski-Wildzunas and approved.

9. Project Resolution and Accounting:

Resolution 1710-24 — Authorization to Release Unexpended Project Obligations

Per the recommendation of the Finance Committee, this resolution closed 16 projects with total unexpended funds of \$209,983. Ms. Jordan moved Resolution 1710-24, seconded by Mr. Lewis and approved.

Resolution 1711-24 — Authorization to Allocate Additional Funds for Unbudgeted Project Expenditures

Per the recommendation of the Finance Committee, this resolution closed four projects that were completed with expenditures that exceeded board authorization by \$47,643. Two were due to unexpected cost increases and additional soft costs, while two were due to immaterial differences. Ms. Zalewski-Wildzunas moved Resolution 1711-24, seconded by Mr. Lewis and approved.

10. Annual Meeting: Resolution 1712-24 — Election of Officers

Per Metroplex by-laws, the Board is required to appoint a Secretary and Treasurer annually. Resolution 1712-24 affirmed the election of Sharon A. Jordan as Secretary and Karen Zalewski-Wildzunas as Treasurer. Mr. Dieterich moved Resolution 1712-24, seconded by Mr. Horton and approved.

Public Comment: None.

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

Adjournment: Ms. Jordan moved to adjourn; seconded by Ms. Zalewski-Wildzunas. The meeting was adjourned at 6:02 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director