



Schenectady Metroplex Development Authority
Board Meeting Minutes
February 12, 2025

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

Absent: Todd Edwards and Steven Rifenburg

Others: David Hogenkamp, Steve Strichman, Scott Cietek, Kristen Holler, Danielle Krupa, Jennifer Medler and Will Stewart

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

Approval of Minutes: Ms. Jordan moved to approve the minutes of the January 15, 2025 meeting; seconded by Ms. Zalewski-Wildzunas and approved.

Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of January 31, 2025. Cash on hand was approximately \$5.4 million. Ms. Jordan moved to accept the Treasurer's Report, seconded by Mr. Dieterich and approved.

1. 118 Jay Street Project:

Resolution 1795-25 — Adopt the General Project Plan

This project involves extensive electrical and HVAC improvements to the 900 SF currently vacant retail space located at 118 Jay Street. These upgrades will make the space attractive and suitable for retailers. Metroplex participation is a matching grant not to exceed \$40,000. The owner is matching the renovation expenses and will provide rent concessions to secure a long-term tenant. Mr. Dieterich moved Resolution 1795-25, seconded by Ms. Zalewski-Wildzunas and approved.

2. Downtown Schenectady Improvement Corporation (DSIC) 2025

Resolution 1796-25 — 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 \$300,000 Metroplex grant for DSIC's cleaning and litter programs and a supplemental grant up to \$75,000 for landscaping. Ms. Zalewski-Wildzunas moved Resolution 1796-25, seconded by Ms. Jordan and approved.

3. Residence Inn, FBR Lodging, LLC (34-36 Freemans Bridge Road, Glenville) Project

Resolution 1797-25 — SEQRA / No Significant Effect on the Environment

This project involves the redevelopment of a former brownfield site located on 7.83 acres with the construction of an approximately 95,000 SF, 125-room, four-story hotel. Resolution 1797-25 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Mr. Dieterich moved Resolution 1797-25, seconded by Mr. Lewis and approved.

Resolution 1798-25 — Adopt the General Project Plan

Metroplex’s participation in the above-referenced project includes providing a sales tax exemption on the purchase of materials, supplies and FF&E and a PILOT pursuant to application provisions of Section 2667(5) of the Metroplex enabling statute. The PILOT will mirror the 485-B program that is readily accessible as-of-right in many communities across New York State. Mr. Dieterich moved Resolution 1798-25, seconded by Ms. Zalewski-Wildzunas and approved.

4. Annual Meeting

Resolution 1799-25 — Election of Officers

Per Metroplex Bylaws, the Board is required to appoint a Secretary and Treasurer annually. Resolution 1799-25 affirmed the election of Sharon A. Jordan as Secretary and Karen Zalewski-Wildzunas as Treasurer. Mr. Lewis moved Resolution 1799-25, seconded by Mr. Dieterich and approved.

Public Comment: None.

Board Comment: Mr. Gillen shared his 2024 Metroplex Report, as presented to the County Legislature on February 3, 2025, with the Board.

Adjournment: Ms. Zalewski-Wildzunas moved to adjourn, seconded by Mr. Dieterich. The meeting was adjourned at 6:10 PM.

Respectfully submitted,

David J. Hogenkamp
Executive Director