



Schenectady Metroplex Development Authority
Board Meeting Minutes
June 12, 2024

Present: Ray Gillen, Brad Lewis, Karen Zalewski-Wildzunas, Steven Rifenburg, Michael Angelozzi, Robert Dieterich, Todd Edwards, Hayward Horton

Absent: Sharon Jordan

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

Call to Order: Mr. Gillen called the meeting to order at 5:37 p.m.

Approval of Minutes: Ms. Zalewski-Wildzunas moved to approve the minutes of the May 8, 2024 meeting; seconded by Mr. Lewis and approved.

Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of May 30, 2024. Cash on hand was approximately \$5.6 million. Mr. Edwards moved to accept the Treasurer's Report, seconded by Mr. Dieterich and approved.

1. Rivers Ledge Project – Phase II

Resolution 1742-24 — SEQRA / No Significant Effect on the Environment

This project involves the construction of 57 senior apartments, covered parking and retail which will include medical offices. Resolution 1742-24 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Mr. Horton moved Resolution 1742-24, seconded by Mr. Lewis and approved.

Resolution 1743-24 — Adopt the General Project Plan

Resolution 1743-24 authorized Metroplex to provide an exemption on sales taxes for purchases of materials, supplies, and FF&E and a mortgage recording tax exemption on Phase II of the project. The Rivers Ledge Project will also receive payment in lieu of tax (PILOT) agreements to provide tax stability for the development. Mr. Horton moved Resolution 1743-24, seconded by Ms. Zalewski-Wildzunas and approved.

2. Harbor Center Office Building / Courtyard by Marriott Projects

Resolution 1744-24 — Amend the General Project Plan

Resolution 1744-24 authorized amending the General Project Plan to extend the PILOT Increment Financing (PIF) benefit by two years, through 2030. This benefit will be used by the Galesi Group to assist with costs to be incurred with their additional \$65 million investment in Mohawk Harbor and the necessary infrastructure. Ms. Zalewski-Wildzunas moved Resolution 1744-24, seconded by Mr. Lewis and approved.

3. Eastern Avenue and McClellan Street Redevelopment (Fireside and Horses Lounge Restaurants) Project

Resolution 1745-24 — Adopt the General Project Plan

This project involves multiple properties being redeveloped by local developer and restaurateur Tommy Nicchi. They include stabilizing a 4,260 SF structure at 1631 Eastern Avenue (the former Fireside restaurant), which is being acquired from the City IDA, the renovation and reopening of The Horse's Lounge (912 McClellan Street), and the improvement of a vacant lot (902 McClellan Street) for parking and beautification. Resolution 1745-24 authorized Metroplex to provide a grant of \$160,000 as well as a partial exemption from taxes to support the project. Ms. Zalewski-Wildzunas moved Resolution 1745-24, seconded by Mr. Dieterich and approved.

4. 833-835 Eastern Avenue Façade Project

Resolution 1746-24 — Adopt the General Project Plan

This project involves façade improvements to be made on two properties: 833 Eastern Avenue (2,470 SF three-family residence) and 835 Eastern Avenue (4,100 SF mixed use building) by Union Triangle Development Corp, owned by local developer Peter Della Ratta. Resolution 1745-24 authorized Metroplex to provide a matching façade improvement grant of \$30,000 and a partial exemption from taxes. Ms. Zalewski-Wildzunas moved Resolution 1746-24, seconded by Mr. Lewis and approved.

5. Stockade Inn Restoration Project

Resolution 1747-24 — SEQRA / No Significant Effect on the Environment

This project involves interior and exterior improvements to be made to the Stockade Inn by John Samatulski, owner of local development company Urban Initiatives Group. Resolution 1747-24 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 1747-24, seconded by Mr. Edwards and approved.

Resolution 1748-24 — Adopt the General Project Plan

Urban Initiatives Group will be investing \$1.5 million to expand and preserve the historic Stockade Inn, a 23,000 SF hotel located at 1 N. Church Street. Resolution 1748-24 authorized Metroplex to provide a \$95,000 façade grant and a partial exemption from taxes in support of the project. Ms. Zalewski-Wildzunas moved Resolution 1748-24, seconded by Mr. Edwards and approved.

6. Campbell House (101 State Street) Facade Project

Resolution 1749-24 — SEQRA / No Significant Effect on the Environment

This project involves façade improvements including new windows, paint and lighting to be made to 101 State Street, a 5,300 SF commercial building in the Lower State Street Corridor by Urban Initiatives Group. Resolution 1749-24 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 1749-24, seconded by Mr. Horton and approved.

Resolution 1750-24 — Adopt the General Project Plan

Resolution 1750-24 authorized Metroplex to provide a \$40,000 façade improvement grant and a partial exemption from taxes for exterior improvements to 101 State Street. The developer plans to invest over \$340,000 in the important corner building. Ms. Zalewski-Wildzunas moved Resolution 1750-24, seconded by Mr. Horton and approved.

7. Vice & Virtue (38-40 N. Broadway) Exterior Improvement Project

Resolution 1751-24 — Adopt the General Project Plan

This project involves exterior improvements including the addition of an outdoor patio, new hardscaping and landscaping, new paint and lighting to Vice & Virtue Restaurant and Cocktail Bar. Resolution 1751-24 authorized Metroplex to provide a \$35,000 façade grant and a partial exemption from taxes. Ms. Zalewski-Wildzunas moved Resolution 1751-24, seconded by Mr. Horton and approved

Public Comment: None.

Board Comment: None.

Adjournment: Mr. Edwards moved to adjourn, seconded by Ms. Zalewski-Wildzunas. The meeting was adjourned at 5:55 p.m.

Respectfully submitted,

David J. Hogenkamp
Executive Director