



**Schenectady Metroplex Development Authority
Board Meeting Minutes
July 10, 2024**

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

Absent: Todd Edwards

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

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

Approval of Minutes: Mr. Lewis moved to approve the minutes of the June 12, 2024 meeting; seconded by Ms. Zalewski-Wildzunas and approved.

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

1. Jay Street Pedestrian Walkway DRI Project

Resolution 1752-24 — SEQRA / No Significant Effect on the Environment

This project involves improvements to pedestrian Jay Street in the City of Schenectady including new lighting and tree surrounds, improved alleyway connections and a new public space. Resolution 1752-24 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. Jordan moved Resolution 1752-24, seconded by Ms. Zalewski-Wildzunas and approved.

Resolution 1753-24 — Adopt the General Project Plan

Resolution 1753-24 authorized Metroplex to fund up to \$100,000 from cash resources and to administer the remaining DRI funding for the project. Ms. Jordan moved Resolution 1753-24, seconded by Ms. Zalewski-Wildzunas and approved.

Resolution 1754-24 — Award the Contract

Resolution 1754-24 authorized Metroplex to contract with Tote Construction Services Company, Inc. for the streetscape improvements of the project. Metroplex received three bids from local companies. Tote submitted the lowest bid of \$222,481. Ms. Jordan moved Resolution 1754-24, seconded by Ms. Zalewski-Wildzunas and approved.

2. Erie Boulevard Roundabout Project

Resolution 1755-24 — Accept Funds

Resolution 1755-24 authorized Metroplex to accept \$9,000 from Roberta Blackmer, a private donor, who wishes to assist Metroplex with planned improvements to the Nott Street/Erie roundabout. Ms. Zalewski-Wildzunas moved Resolution 1755-24, seconded by Mr. Lewis and approved.

3. 1650 Erie Boulevard (Former Garage) Project

Resolution 1756-24 — SEQRA / No Significant Effect on the Environment

This project involves the acquisition, abatement and demolition of a blighted, approximately 12,000 SF former garage on a 0.91-acre parcel by the Galesi Group. Resolution 1756-24 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 1756-24, seconded by Ms. Jordan and approved.

Resolution 1757-24 — Adopt the General Project Plan

Resolution 1757-24 authorized Metroplex to provide a grant of \$190,000 for a portion of acquisition, abatement and demolition expenses. Ms. Zalewski-Wildzunas moved Resolution 1757-24, seconded by Ms. Jordan and approved.

4. Mohawk Harbor Hyatt House Project

Resolution 1758-24 — Authorization to Hold a Public Hearing

This project involves the construction of a five-story, approximately 73,000 SF, 100-room hotel at Harborside Drive, Mohawk Harbor, City of Schenectady. Metroplex is considering participation involving an exemption on sales taxes for purchases of materials, supplies, and FF&E associated with the project; a mortgage recording tax exemption; and a payment-in-lieu-of-tax (PILOT) agreement. Resolution 1758-24 authorized holding a public hearing. Mr. Horton moved Resolution 1758-24, seconded by Ms. Zalewski-Wildzunas and approved.

5. Mid-State Industries Expansion (Airport Business Park) Project

Resolution 1759-24 — SEQRA / No Significant Effect on the Environment

This project involves the acquisition of a 2.98-acre parcel and the construction of an approximately 16,900 SF industrial building for commercial use. Resolution 1759-24 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 1759-24, seconded by Mr. Dieterich and approved.

Resolution 1760-24 — Adopt the General Project Plan

Resolution 1760-24 authorized Metroplex to provide an exemption on sales taxes for purchases of materials, supplies, and FF&E associated with the project; a mortgage recording tax exemption, and a real property tax exemption with PILOT payments made by the project that will expand the tax base. Mr. Dieterich moved Resolution 1760-24, seconded by Mr. Horton and approved.

Public Comment: None.

Board Comment: Mr. Gillen noted that GE Vernova recently announced a \$22 million investment in Schenectady and will be adding 150 jobs. This is in addition to their investment of \$50 million last year. Ms. Zalewski-Wildzunas reported that she recently attended a corporate conference at Rivers Casino —the annual conference had been previously held at Turning Stone Casino— and the attendees were most pleased and impressed with Rivers' hospitality.

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

Respectfully submitted,

David J. Hogenkamp
Executive Director