



**Schenectady Metroplex Development Authority
Board Meeting Minutes
September 18, 2024**

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

Absent: Todd Edwards, Sharon Jordan, Michael Angelozzi

Others: David Hogenkamp, Tonia Lehoisky, Steve Strichman, Kristen Holler, 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 July 10, 2024 meeting; seconded by Ms. Zalewski-Wildzunas and approved.

Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of August 31, 2024. Cash on hand was approximately \$7.28 million. Mr. Horton moved to accept the Treasurer's Report, seconded by Mr. Lewis and approved.

1. Mohawk Harbor Hyatt House Project

Resolution 1761-24 — SEQRA / No Significant Effect on the Environment

This project involves the construction of an approximately 73,000 square foot hotel that will be adjacent to the currently-under-construction Events Center. Resolution 1761-24 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 1761-24, seconded by Mr. Horton and approved.

Resolution 1762-24 — Adopt the General Project Plan

Resolution 1762-24 authorized Metroplex to provide a partial exemption on sales taxes for purchases of materials, supplies, and FF&E associated with the project, a mortgage recording tax exemption, and a PILOT. Ms. Jordan moved Resolution 1762-24, seconded by Ms. Zalewski-Wildzunas and approved.

2. Masonic Temple Building (308 State Street) Project

Resolution 1763-24 — SEQRA / No Significant Effect on the Environment

This project involves the acquisition, restoration and renovation of three prominent buildings downtown totaling approximately 49,100 square feet of residential and commercial space. Resolution 1763-24 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 1763-24, seconded by Mr. Horton and approved.

Resolution 1764-24 — Adopt the General Project Plan

Resolution 1764-24 authorized Metroplex to provide a \$600,000 grant; an exemption on sales taxes for the purchase of materials, supplies and FF&E associated with the project; a mortgage recording tax exemption; and a payment-in-lieu-of-tax (PILOT) agreement. Ms. Zalewski-Wildzunas moved Resolution 1764-24, seconded by Mr. Dieterich and approved.

3. AirJoule LLC Expansion (Technology Drive) Project

Resolution 1765-24 — Adopt the General Project Plan

This project involves the leasing and fit-up of approximately 12,000 square feet of commercial space at 2205 Technology Drive. Resolution 1765-24 authorized Metroplex to provide a grant of \$75,000 and an exemption on sales taxes for the purchase of materials, supplies and FF&E associated with the project. Ms. Zalewski-Wildzunas moved Resolution 1765-24, seconded by Mr. Horton and approved.

4. 612 Union Street Façade Project

Resolution 1766-24 — SEQRA / No Significant Effect on the Environment

This project involves façade improvements and interior renovations of a building located in the Union Historic District. Resolution 1766-24 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 1766-24, seconded by Mr. Horton and approved.

Resolution 1767-24 — Adopt the General Project Plan

Resolution 1767-24 authorized Metroplex to provide a \$50,000 façade grant and an exemption on sales taxes for the purchase of materials, supplies and FF&E associated with the project. Ms. Zalewski-Wildzunas moved Resolution 1767-24, seconded by Mr. Horton and approved.

5. McClellan Campus Redevelopment Project (former St. Clare’s Hospital)

Resolution 1768-24 — Seek Designation as SEQRA Lead Agency

This project involves the acquisition and redevelopment of the vacant 17-acre former St. Clare’s Hospital Campus. The size and scope of this project will likely trigger mandated environmental review as a Type I action, thereby requiring a coordinated review. Resolution 1768-24 authorized Metroplex to seek lead agency status and complete the environmental review. Mr. Hayward moved Resolution 1768-24, seconded by Ms. Zalewski-Wildzunas and approved.

Resolution 1769-24 — Authorization to Hold a Public Hearing

The above-reference project cost is expected to total over \$50 million. Metroplex is considering participation of an exemption on sales taxes for the purchase 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 1769-24 authorized holding a public hearing. Mr. Dieterich moved Resolution 1769-24, seconded by Ms. Zalewski-Wildzunas and approved.

6. Broadway Corridor Improvement Projects

Resolution 1770-24 — Adopt the General Project Plan

This project involves removal of the median and turning lane at Broadway and Van Guysling Avenue with the work to be completed under a City of Schenectady paving contract with Peter Luizzi & Bros. Resolution 1770-24 authorized Metroplex to provide the City with a grant of up to \$95,000 for this work to be completed. Mr. Horton moved Resolution 1770-24, seconded by Mr. Lewis and approved.

7. Parking Investment Project

Resolution 1771-24 — Adopt the General Project Plan

This project involves making repairs and conducting maintenance on several Metroplex-owned parking infrastructures. Work includes patching, sealing, striping and related items. Resolution 1771-24 authorized Metroplex to provide project funding of up to \$130,000. Mr. Lewis moved Resolution 1771-24, seconded by Ms. Zalewski-Wildzunas and approved.

Resolution 1772-24 — Award the Contract

Resolution 1772-24 authorized Metroplex to contract with Carver Construction, Inc. for the Parking Investment Project. Metroplex competitively and publicly bid the scope of work for the project and received one bid from Carver in the amount of \$82,145. Ms. Zalewski-Wildzunas moved Resolution 1772-24, seconded by Mr. Dieterich and approved.

Public Comment: None.

Board Comment: Ms. Zalewski-Wildzunas commended the Authority on receiving an increased bond rating. Mr. Gillen added that Schenectady County has one of the highest bond ratings in the state. Mr. Gillen also noted that the Land Bank met last night and approved several exciting projects.

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

Respectfully submitted,

David J. Hogenkamp
Executive Director