



**Schenectady Metroplex Development Authority
Board Meeting Minutes
January 15, 2025**

Present: Ray Gillen, Brad Lewis, Karen Zalewski-Wildzunas, Sharon Jordan, Robert Dieterich, Todd Edwards and Steven Rifenburg

Absent: Hayward Horton and Michael Angelozzi

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. and introduced Will Stewart, Union College student and Metroplex intern.

Approval of Minutes: Ms. Zalewski-Wildzunas moved to approve the minutes of the November 13, 2024 meeting; seconded by Mr. Lewis and approved.

Treasurer's Report: Ms. Zalewski-Wildzunas presented the Treasurer's Report as of December 31, 2024. Cash on hand was approximately \$6.9 million. Ms. Jordan moved to accept the Treasurer's Report, seconded by Mr. Dieterich and approved.

1. Schenectady 40 Properties Redevelopment Project:

Executive Session: Mr. Gillen requested that the board discuss a potential real estate matter in Executive Session. Ms. Jordan moved that the board enter executive session; seconded by Ms. Zalewski-Wildzunas and approved unanimously at 5:33 pm. At 5:53 pm, Ms. Jordan moved that the board reconvene in public session; seconded by Mr. Lewis and approved. Mr. Gillen stated that the board discussed a potential real estate matter; no decisions were made, and no voting occurred. There were no other matters before the board.

Resolution 1790-25 — Amend the General Project Plan

This project involves the acquisition and conversion of 16 parcels along the distressed Albany Street corridor into 200 units of affordable housing and a grocery store. This resolution increases Metroplex's previously approved funding of \$850,000 to \$1,150,000 to further support the advancement of this transformational investment. Ms. Jordan moved Resolution 1790-25, seconded by Ms. Zalewski-Wildzunas and approved.

2. The Legal Project Expansion/Relocation (Foster Building) Project

Resolution 1791-25 — SEQRA / No Significant Effect on the Environment

This project relocates The Legal Project's operations to the Foster Building on State Street, expanding the downtown workforce. The Legal Project has entered into a ten-year lease with Redburn Development for approximately 9,600 SF of commercial office space within the building. Resolution 1791-25 characterized the action as an Unlisted Action and issued a negative declaration that the project would not have a significant impact on the environment. Ms. Zalewski-Wildzunas moved Resolution 1791-25; seconded by Ms. Jordan and approved.

Resolution 1792-25 — Adopt the General Project Plan

To assist The Legal Project with the relocation, Metroplex approved financial assistance not to exceed \$175,000 for rental assistance and other fit-up expenses associated with repurposing the vacant office space. Resolution 1792-25 was moved by Ms. Zalewski-Wildzunas; seconded by Ms. Jordan and approved.

3. Downtown Ambassador Program (2025)

Resolution 1793-25 — Adopt the General Project Plan

The Ambassadors Program is a workforce development initiative administered by The City Mission. The Ambassadors provide friendly wayfinding assistance to visitors and create a welcoming presence downtown. Metroplex’s 2025 participation is \$54,000 to continue to support the operation and the new centrally located office on pedestrian Jay Street. Ms. Jordan moved Resolution 1793-25, seconded by Ms. Zalewski-Wildzunas and approved.

4. Matrix Hotels (34-36 Freemans Bridge Road, Glenville) Project

Resolution 1794-25 — Hold a Public Hearing

This project involves the construction of a four-story, 95,000 SF, 125-room hotel. Metroplex is considering providing the following benefits to the project: an exemption on sales taxes for purchases of materials, supplies, and FF&E, and a PILOT pursuant to applicable provisions of Section 2667(5) of the Metroplex enabling statute. As the Authority’s financial assistance may total more than \$500,000 a public hearing must be held, and public comment must be solicited. Resolution 1794-25 was moved by Mr. Dieterich, seconded by Mr. Lewis and approved.

Public Comment: None.

Board Comment: None

Adjournment: Ms. Zalewski-Wildzunas moved to adjourn, seconded by Ms. Jordan. The meeting was adjourned at 6:05 PM.

Respectfully submitted,

David J. Hogenkamp
Executive Director