



**Schenectady Metroplex Development Authority  
Board Meeting Minutes  
November 13, 2024**

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

**Absent:** Hayward Horton, Todd Edwards and Michael Angelozzi

**Others:** David Hogenkamp, Tonia Lehoisky, Steve Strichman, Kristen Holler, Danielle Krupa and Jennifer Medler

**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 October 16, 2024, meeting; seconded by Mr. Dieterich and approved.

**Treasurer's Report:** Ms. Zalewski-Wildzunas presented the Treasurer's Report as of October 31, 2024. Cash on hand was approximately \$7.5 million. Ms. Jordan moved to accept the Treasurer's Report, seconded by Mr. Lewis and approved.

**1. McClellan Campus Redevelopment Project (Former St. Clare's Hospital)**

**Resolution 1780-24 — SEQRA / No Significant Effect on the Environment**

This project involves the acquisition and conversion of a 17-acre, former hospital campus into mixed-use, market-rate housing. Resolution 1780-24 characterized the action as a Type I action under SEQRA due to the potential listing of the building on the New York State and National Register for Historic Places and the potential number of residential units being over the 200-unit threshold. Metroplex undertook a coordinated review pursuant to SEQRA and determined that the Project would not result in potentially significant adverse environmental impacts. Ms. Jordan moved Resolution 1780-24, seconded by Ms. Zalewski-Wildzunas and approved.

**Resolution 1781-24 — Adopt the General Project Plan**

Resolution 1781-24 authorizes 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 PILOT agreement which will generate revenue for the taxing jurisdictions for the first time since the hospital was built in 1949. Ms. Jordan moved Resolution 1781-24, seconded by Ms. Zalewski-Wildzunas and approved.

**2. 9 Yates Street Facade Project**

**Resolution 1782-24 — Adopt the General Project Plan**

This project involves exterior façade repairs to an approximately 3,400 SF brick commercial building that is now vacant. Resolution 1782-24 authorized Metroplex to provide a \$75,000 façade grant and an exemption on sales taxes for purchases of materials, supplies, and FF&E associated with the project. Ms. Zalewski-Wildzunas moved Resolution 1782-24, seconded by Mr. Dieterich and approved.

**3. Clinton-Hamilton-Broadway Triangle Cleanup Project / NYS DEC Environmental Program**

**Resolution 1783-24 — Execute Access Agreement with National Grid**

This project involves the remediation of a City-owned parcel of land located at the corner of Broadway and Clinton Street. National Grid requires construction access through 406 Hamilton Street, a Metroplex-owned property, to reach the remediation site. Ms. Jordan moved Resolution 1783-24, seconded by Mr. Rifenburg and approved.

**4. miSci and Schenectady County Building Upgrade Project**

**Resolution 1784-24 — Adopt the General Project Plan**

Resolution 1784-24 authorizes Metroplex to provide up to \$77,930 for a structural and building systems evaluation of the miSci building. Eleven proposals were submitted to the County and C2 Design Group was selected to conduct the study in conjunction with several local engineering firms. Ms. Zalewski-Wildzunas moved Resolution 1784-24; seconded by Mr. Dieterich and approved.

**5. Downtown Revitalization Initiative (DRI) – ALCO Heritage Trail Extension and ALCO Tunnel Reopening**

**Resolution 1785-24 — SEQRA / No Significant Effect on the Environment**

This project involves extending the ALCO Heritage Trail from the terminus on River Street to Riverside Park and reopening the ALCO Tunnel between North Jay Street and Erie Boulevard. Metroplex found the ALCO Heritage Trail Extension component to be an Unlisted Action; the project will not result in potentially significant adverse environmental impacts. Metroplex found the ALCO Tunnel Reopening component to be a Type II action. Ms. Zalewski-Wildzunas moved Resolution 1785-24; seconded by Mr. Lewis and approved.

**Resolution 1786-24 — Adopt the General Project Plan**

In 2020, the City applied for and was awarded \$1,110,000 under NYS’s “Downtown Revitalization Initiative 2020” for the two above-referenced improvements. Metroplex serves as the City’s administrator for the projects. Both the Trail extension and Tunnel reopening will create more connectivity, pedestrian access and vibrancy between downtown Schenectady and Mohawk Harbor. Delta Engineers was selected in January to complete the design work for both project components. Resolution 1786-24 authorized Metroplex to administer the DRI Grant award for the project. Ms. Zalewski-Wildzunas moved Resolution 1786-24; seconded by Mr. Lewis and approved.

**Resolution 1787-24 — Award Contract**

Resolution 1787-24 authorizes Metroplex to enter into a construction services contract with Peter Luizzi & Bros. Contracting, Inc. A bid package, prepared by Delta Engineers, was put out to bid in October. Of the four bids received, Luizzi & Bros. Contracting, Inc is the most qualified low bidder. Ms. Zalewski-Wildzunas moved Resolution 1787-24; seconded by Mr. Lewis and approved.

## 6. 417 Union Street Façade Project

### **Resolution 1788-24 — Authorization to Amend General Project Plan**

This resolution authorizes amending the General Project Plan by supplementing the original grant with an additional \$40,000. The condition of this historic building was much worse than expected and required full removal and temporary shoring of the front bay windows as well as the rebuilding of a structural support wall. Metroplex's additional support ensures this building is saved. Ms. Zalewski-Wildzunas moved Resolution 1788-24; seconded by Ms. Jordan and approved.

## 7. FY-2025 Parking Budget

### **Resolution 1789-24 — Authorization to Adopt the Proposed FY-2025 Parking Budget**

The Finance Committee met on November 7 and recommends adoption of the FY-2025 Parking Budget. The budget reflects a 10% decrease in operating expenses and forecasts a 16% increase in revenues. Ms. Zalewski-Wildzunas moved Resolution 1789-24; seconded by Mr. Lewis.

**Public Comment:** None.

**Board Comment:** Ms. Zalewski-Wildzunas, Board Treasurer, commended Ms. Lehoisky for her outstanding work. Mr. Gillen recognized Mr. Stichman and Ms. Holler for their recent work with multiple Land Bank projects.

**Adjournment:** Ms. Jordan moved to adjourn, seconded by Mr. Lewis. The meeting was adjourned at 6:07 PM.

Respectfully submitted,

David J. Hogenkamp  
Executive Director