



CITY OF UTICA

Utica Industrial Development Agency
1 Kennedy Plaza, Utica, New York 13502
(315)792-0195 fax: (315)797-6607

ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

March 31, 2021 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, 1 Kennedy Plaza, Utica, NY – Conference Call via WebEx

Members Present: Vin Gilroy, Mark Curley, John Buffa, John Zegarelli

Member Excused: Emmett Martin

Also Present: Jack Spaeth (Executive Director), Linda Romano (BS&K – Agency Counsel)

Others:

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 9:02a.m. The Finance, Governance and Audit Committees, as they consist of sitting Agency members, meet as a committee of the whole, and in doing such, meet at every meeting.

2) APPROVAL OF MINUTES: A motion was made by Mr. Zegarelli, seconded by Mr. Curley, to approve the minutes of the February 3, 2021 meeting. All in favor.

3A) OLD BUSINESS: Lofts at Globe Mills

Mr. Spaeth reminded Agency members that following earlier consensus of the Board, that LaGM had requested an extension of their STE so they could complete the commercial space in the building. Their current STE expired in December 2020 (letter attached).

As such, Mr. Curley made a motion, seconded by Mr. Buffa to ratify the extension of the Sales Tax Exemption until April 30, 2021 for the Lofts at Globe Mill project. All in favor.

3B) OLD BUSINESS – GSCB, LLC

Mr. Spaeth explained that the GSCB project will entail a retail component on the 1st floor and as such a Statement of Retail Findings relating to the project must be approved and a request made to the Mayor of Utica to approve financial assistance.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve the Statement of Findings and request the Mayor of Utica to approve the financial assistance as it relates to this project. All in favor.

3C) OLD BUSINESS: MANA Properties

Mr. Spaeth reminded Agency members that following earlier consensus of the Board that Mana Properties had requested an extension of their STE so they could complete the commercial space in the building. Their current STE expired in November 2020 (letter attached).

As such, Mr. Zegarelli made a motion, seconded by Mr. Buffa to ratify the extension of the Sales Tax Exemption until November 30, 2021 for the Mana Properties project. All in favor.

4A) NEW BUSINESS – Public Authorities Accountability Act reports

Mr. Spaeth provided to Agency members the required PAAA reports for 2020 to include: the Annual, Investment and Procurement Reports.

Mr. Zegarelli made a motion, seconded by Mr. Buffa to approve the PAAA reports as presented. All in favor.

Mr. Spaeth also provided a copy of the 2020 Audit for review and approval.

Mr. Zegarelli made a motion, seconded by Mr. Buffa to approve the 2020 Audit as presented. All in favor.

4B) NEW BUSINESS Potential Projects

Mr. Spaeth informed Agency members on potential new projects that are on the horizon including redevelopment of Blessed Sacrament Church, Obilston Apartments and 70 Genesee Street (former Commercial Travelers).

Also, members had asked that since the UIDA has excess funds currently, what types of projects should we engage in? It will be a point of conversation going forward.

5) EXECUTIVE SESSION: not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Zegarelli made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 9:21am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, May 5, 2021 at 9:00am at City Hall via WebEx.