



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

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

VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

May 3, 2023 9:00a.m.

Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, Mark Curley, John Buffa, Emmett Martin

Excused: John Zegarelli,

Also Present: Jack Spaeth (Executive Director), Laura Ruberto (in person) and Linda Romano (via telephone) (BSK – Agency Counsel)

Others: Andy Patel, Rob Halpin, Esq, Dominick Pavia (Utica Harbor Lodging Group)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 9:04a.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. Buffa, seconded by Mr. Curley, to approve the minutes of the April 5, 2023 meeting. All in favor.

3A) Artspace Utica Lofts, LLC

Mr. Spaeth had noted that Artspace Utica required some changes to their application including project amounts and date of completion.

As such, Mr. Curley made a motion, seconded by Mr. Martin to accept the changes to the Artspace Utica Lofts, LLC application materials. All in favor.

4A) NEW BUSINESS – Utica Harbor Lodging Group, LLC

Mr. Spaeth introduced those present from Utica Harbor Lodging Group, LLC. Mr. Halpin started to describe the project at hand. It will consist of six buildings containing 240 units, pool, fitness room and other amenities as part of Phase I including a Marriott brand hotel with 100 units. Phase II could possibly consist of an indoor waterpark and another hotel. Construction should last 5-7 years.

The hotel cost is \$17MM with the balance of project costs devoted to the apartments. Due to surcharging needed of the soil, UHLG should break ground in spring 2024. All trades will work on apartment building #1 and then move to apartment building #2, etc.

Mr. Patel stated phase I as soil prep, phase II as apartments and hotel and phase III would be another

hotel and possibly the waterpark.

Mr. Buffa noted the PILOT request of 30 years at a fixed \$70,000 per year. He further noted that a PILOT of those terms is very long and well beyond any deviation the UIDA has provided in the past for similar projects. It was noted by UHLG reps that prevailing wage has a definite impact on project costs and that the ring road and electrical which was to originally be part of the City's work is to now be performed by the developer.

5) EXECUTIVE SESSION:

Mr. Buffa made a motion, seconded by Mr. Curley to enter Executive Session at 10:16am.

Mr. Buffa made a motion, seconded by Mr. Martin to enter Executive Session at 10:36am.

Mr. Gilroy requested Mr. Spaeth run the PILOT at a 12-year term for the apartments and hotel. This term would be similar to the PILOT for Colonial Deerfield which is close in size and budget amount as this project.

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Buffa made a motion to adjourn, seconded by Mr. Martin and the meeting was adjourned at 10:37am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, June 7, 2023 at 9:00am at City Hall via WebEx and in-person.