



# 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

**JOSEPH HOBIKA, SR.**  
CHAIRMAN

**JACK SPAETH**  
EXECUTIVE DIRECTOR

November 18, 2014 9:30a.m.  
Utica Industrial Development Agency Re-Scheduled Meeting  
City Hall – Urban & Economic Development Conference Room

**Members Present:** Joseph Hobika, Sr, Vin Gilroy, Emmett Martin, John Zegarelli

**Excused:** John Buffa

**Also Present:** Jack Spaeth (Executive Director), Mayor Robert Palmieri, Linda Romano, Esq. (BS&K - agency counsel)

**Others:** Kurt Wendler, Greg Widrick, Matt Hamlin, Esq. (Gold Dome II)

**1) CALL MEETING TO ORDER:** The meeting was called to order by the Mr. Hobika, Sr. at 9:30a.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. Gilroy, seconded by Mr. Martin, to approve the minutes of the October 7, 2014 and October 30, 2014 meeting. All in favor.

### **3A) OLD BUSINESS: Gold Dome II, LLC**

Mr. Spaeth gave an overview of the project presented by Gold Dome II, LLC. He indicated that the end user of the facility will be Bassett Healthcare Network and that Bassett will lease the entire facility. It is anticipated that 125 jobs will be created over the next 5 years and a total of \$22.0mm will be invested in building and equipment in the same time period. Gold Dome II is seeking a 100% tax exemption on the real property taxes due to the fact that their client (Bassett) is a not for profit and because at the current time no taxes are being generated on the annex as the assessment is at zero. Bassett will initially have a 10-year lease with six 5-year options.

With no further discussion, Mr. Gilroy made a motion, seconded by Mr. Martin, authorizing a final resolution relating to the Gold Dome II LLC Facility, authorizing financial assistance that is a deviation from the Agency's Uniform Tax Exemption Policy, and approving the form and execution of related documents.

### **3B) OLD BUSINESS: BG Warehouse, LLC**

Mr. Spaeth gave a brief overview of the BG Warehouse project.

After little discussion, Mr. Gilroy made a motion, seconded by Mr. Martin, authorizing a final resolution relating to the BG Warehouse LLC Facility, authorizing financial assistance that is a deviation from the Agency's Uniform Tax Exemption Policy, and approving the form and execution of related documents.

**4) NEW BUSINESS:**

Mr. Spaeth suggested that the Agency consider putting some funding into marketing. A suggestion was made to market various properties around the City that need additional assistance. Mr. Spaeth will provide some suggestions for the members to consider.

**5) EXECUTIVE SESSION:**

A motion was made by Mr. Gilroy, seconded by Mr. Martin to enter Executive Session for attorney discussion at 9:50am. The motion passed unanimously.

A motion was made by Mr. Zegarelli, seconded by Mr. Martin to exit Executive Session at 10:23am. The motion passed unanimously.

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Zegarelli made a motion to adjourn, seconded by Mr. Martin and the meeting was adjourned at 10:28am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, December 2, 2014 at 8:30am.