



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

JOSEPH HOBIKA, SR.
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

September 6, 2016 8:30a.m.
Utica Industrial Development Agency Regular Meeting
Utica City Hall – 1 Kennedy Plaza, Utica

Members Present: Chairman Joseph Hobika, Sr, Vin Gilroy, Emmett Martin, John Buffa

Member Excused: John Zegarelli

Also Present: Jack Spaeth (Executive Director), Linda Romano (BS&K – Agency Counsel), Anthony Ceroy (KCG – Lofts at Globe Mills), Preston and Dorlene MacDiarmid (MacSpace, LLC)

Others: Robert Olivieri, Curtis Cole and Bob Wilmont (Northeast Regional Council of Carpenters), Marissa Wisheart

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Hobika, Sr. at 8:30a.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. Buffa, seconded by Mr. Gilroy, to approve the minutes of the August 2, 2016 meeting. All in favor.

3A) OLD BUSINESS: 1002 Oswego Street, LLC

Mr. Spaeth briefly described the project stating 1002 Oswego Street, LLC has requested an additional \$800,000 of funding from NBT Bank as part of their buildout of the remaining space in the United Auto Supply facility. Upstate Cerebral Palsy (UCP) will be occupying the space for clinical/medical purposes.

With no further discussion, Mr. Gilroy made a motion, seconded by Mr. Martin to approve a resolution relating to the refinance of the 1002 Oswego Street, LLC facility, extending the mortgage recording tax exemption to the transaction, consenting to the sublease of the facility and authorizing and approving the form and execution of related documents, all in the IDA's customary form with approved changes by counsel.

Mr. Buffa abstained as he is an employee of NBT Bank.

3B) OLD BUSINESS: Review of Recapture Policy

Mr. Spaeth stated that counsel has pared down the recapture language pursuant to the Agency's request but in the meantime have found other language that may be more representative of their stated preference. As such, Mr. Spaeth requested the matter be tabled until such time as re-crafted language can be put before the members.

4A) NEW BUSINESS: 1900 Bleecker Street

Mr. Spaeth reiterated that the City of Utica, the Utica Urban Renewal Agency (UURA) and the UIDA have an agreement in place as it pertains to the marketing, redevelopment and ultimate disposition of the facility. Since that agreement was executed, the UURA has allocated funds for a Phase I on the property. A Phase II is now needed and a request is before this Agency for providing one-half of the expected funding of that report of

approximately \$10,000. The request is predicated upon the agreement and repayment is expected upon the disposition of the property.

As such, Mr. Martin made a motion, seconded by Mr. Gilroy to allocate one-half (\$10,000±) for the Phase II report on the 1900 Bleecker Street facility with the expectation that the funds will be returned to the UIDA upon the disposition. All in favor.

4A) NEW BUSINESS: Quanterion/MacSpace LLC

Mr. Spaeth briefly described the project and then introduced Preston MacDiarmid, principal of Quanterion. Mr. MacDiarmid gave a description of the facility and the intended renovations to be made. As to Citizen's Bank currently occupying the space, they will rent the facility for three-months while a required notification period is provided to its customers. Mr. MacDiarmid gave a history of the company along with its community and customer alliances. There are 45 local employees to which Quanterion will increase that amount as renovations to the facility are undertaken. Ms. Romano asked why Quanterion is leaving the SUNY Poly campus to which Mr. MacDiarmid replied the space is too small, does not fit the companies work flow and SUNY Poly will repurpose the space back to classroom or offices.

With no further questions, Mr. Gilroy made a motion, seconded by Mr. Buffa to approve an inducement resolution relating to the MacSpace, LLC facility, granting preliminary approval for financial assistance that is consistent with the Agency's Uniform Tax Exemption Policy, adopting a SEQR resolution for the project and authorizing the Agency to conduct a public hearing. All in favor.

4A) NEW BUSINESS: Lofts at Globe Mills, LP

Mr. Spaeth briefly described the project and then introduced Anthony Ceroy of KCG, developer of Globe Mills. Mr. Ceroy told Agency members that the facility would undergo an interior and exterior transformation to include 105 affordable and 26 market rate apartments complete with amenities and community space. The historic adaptive re-use of the property would include the use of historic tax credits along with low income tax credits. Approximate project costs will be \$31-32MM. As this project will utilize financing from the Housing Finance Agency, it is preferred that any PILOT be co-terminus with the funding stream for the project. Mr. Spaeth provided a PILOT breakdown for the project to Agency members. Mr. Ceroy added that Bank of New York (BONY) will remain as a tenant in the building and has a 5 year rolling lease term.

With no further discussion, Mr. Martin made a motion, seconded by Mr. Buffa to approve an inducement resolution relating to the Lofts at Globe Mills, LP facility, granting preliminary approval for financial assistance that is represents a deviation from the Agency's Uniform Tax Exemption Policy, adopting a SEQR resolution for the project subject to execution by the Planning Board and authorizing the Agency to conduct a public hearing. All in favor.

5) EXECUTIVE SESSION:

Executive Session was not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Gilroy made a motion to adjourn, seconded by Mr. Martin and the meeting was adjourned at 9:22am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, October 4, 2016 at 8:30am.