



# 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 HOBICA, SR.**  
CHAIRMAN

**JACK SPAETH**  
EXECUTIVE DIRECTOR

October 3, 2017 8:30a.m.  
Utica Industrial Development Agency Regular Meeting  
Utica City Hall, 1 Kennedy Plaza, Utica

**Members Present:** Vin Gilroy, John Zegarelli, Emmett Martin, Joseph Hobika, Sr (via phone)

**Member Excused:** John Buffa

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

**Others:** Bill Maxim (Northeast Carpenters Local)

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 8:32a.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. Martin, to approve the minutes of the September 5, 2017 meeting. All in favor.

### **3A) OLD BUSINESS: Doyle Hardware Building, LLC**

Mr. Spaeth gave a brief description of the project and informed Agency members that the public hearing was held with no comments.

As such, Mr. Zegarelli made a motion, seconded by Mr. Martin to approval of a Final Resolution relating to the Doyle Hardware Building facility, approving financial assistance that is a deviation from the Agency's Uniform Tax Exemption Policy and authorizing the form and execution of related documents, in the Agency's customary form and with any changes approved by counsel. All in favor.

### **3B) OLD BUSINESS: AFP 101 Corp**

Mr. Spaeth received a letter from AFP 101 Corp (previously sent to Agency members) requesting two items: an increase in the amount of sales tax exemption as their investment in the project has doubled from \$3.6M to \$6.5M. The anticipated total sales tax exemption to be utilized by the project would be \$393,750, and to increase the PILOT allotted to the project from its current 5 years with the first two years of 50% and the remaining three years at 75% to a 10 year PILOT with all years at 50%. Discussion ensued as to the PILOT request as the UIDA deviated from their Policy when issuing the original PILOT.

After further discussion, Mr. Martin made a motion, seconded by Mr. Zegarelli to increase the Sales Tax Exemption to a total of \$390,750, and to decrease the percentage of the existing PILOT in the third year to 60%, the fourth year to 65% and 70% in the fifth year with no chance of additional deviations. All in favor.

### **3C) OLD BUSINESS: ESK Realty, LLC**

Mr. Spaeth provided a brief history of the original ESK Realty project. ESK Realty is renovating a portion of their building to accommodate new tenants and as the company did not utilize the mortgage recording tax exemption at that time, it is requesting to do so now.

As such, Mr. Martin made a motion, seconded by Mr. Zegarelli to approve a resolution relating to the refinancing of the ESK Realty, LLC facility, approving the form and execution of related documents, all in the Agency's customary form and with any changes approved by counsel, and authorizing the mortgage recording tax exemption be extended to the transaction. All in favor.

### **3D) OLD BUSINESS: Jaychlo, LLC**

Mr. Spaeth received a letter from Jaychlo, LLC (previously sent to Agency members) requesting an increase in the original amount of their mortgage recording tax exemption as they are making renovations and purchasing equipment for an anticipated business expansion. The expansion of the business will also entail moving into the area leased by Precise Kit when their lease expires in two years.

With no further discussion, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve a request relating to the refinancing of the Jaychlo, LLC facility, authorizing an increase in the value of mortgage recording tax exemption authorized for the project, extending mortgage recording tax exemption to the transaction and approving the form and execution of related documents, all in the IDA's customary form with changes approved by counsel. All in favor.

### **4) NEW BUSINESS: none**

### **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. Martin and the meeting was adjourned at 9:05am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, November 7, 2017 at 8:30am.