



# CITY OF UTICA

Utica Industrial Development Agency  
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**ROBERT M. PALMIERI**  
MAYOR

**JOSEPH HOBIKA, SR.**  
CHAIRMAN

**JACK SPAETH**  
EXECUTIVE DIRECTOR

June 13, 2017 8:30a.m.

Utica Industrial Development Agency Re-Scheduled Regular Meeting  
Utica City Hall, 1 Kennedy Plaza, Utica

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

**Member Excused:** Emmett Martin

**Also Present:** Jack Spaeth (Executive Director), Linda Romano (Bond, Schoeneck & King – Agency counsel)

**Others:** Bill Maxim and Jeff Pasnik (Northeast Regional Council of Carpenters), Alex Gerould (OD)

**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. Gilroy, seconded by Mr. Buffa, to approve the minutes of the May 2, 2017 meeting. All in favor.

**3A) OLD BUSINESS: Caliber Club Realty, LLC**

Mr. Spaeth provided Agency members with a letter of request to increase the mortgage recording tax exemption from \$28,191 to \$44,585 as there were additional mortgages to be placed on the property in an amount greater than originally anticipated.

Mr. Gilroy and Mr. Buffa originally abstained from voting on Caliber Club Realty, LLC matters due to conflicts of interest.

Mr. Gilroy, having nothing to do with the mortgage increase in itself offered to waive his conflict. As such, Mr. Hobika made a motion, seconded by Mr. Zegarelli to waive said conflict.

The conflict being waived, Mr. Hobika made a motion, seconded by Mr. Gilroy to increase the Mortgage Recording Tax Exemption from \$28,191 to \$44,585.

**3B) OLD BUSINESS: Globe Mill Partners, LLC (Globe Mill facility)**

Mr. Spaeth gave a brief overview of the project and the need to consider a final authorizing resolution for the project.

As such, Mr. Gilroy made a motion, seconded by Mr. Buffa to adopt a final authorizing resolution relating to the Globe Mill Partners, LLC 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, all in the Agency's standard forms, with any changes approved by legal counsel. All in favor

### **3C) OLD BUSINESS: Strategic Development Specialists, LLC**

Mr. Spaeth gave a brief overview of the status of the contract between the City of Utica and Strategic. The contract ends today and is being requested to be extended for an additional six months at a cost of \$5,000 per month. A letter was provided to Agency members from the Mayor's office describing the initiatives Strategic is working on and Mr. Spaeth provided a report of the past six months activities. Mr. Gilroy stated that Strategic is assisting the Harbor Point board with securing funding for harbor work and has been very helpful thus far.

After some discussion, Mr. Gilroy made a motion, seconded by Mr. Zegarelli to extend the contract with Strategic Development Specialists, LLC for six months. All in favor.

### **4A) NEW BUSINESS: 167 Genesee St., LLC (167 Genesee Street facility)**

Mr. Spaeth gave a brief overview of the project and introduced Christine Martin as the co-owner of the facility.

Ms. Martin described the project with a Jimmy Johns restaurant to be located on the first floor along with other retail space and space for Munson Williams Proctor Institute space for students and their art to be exhibited. The upper floors would be developed into residential units providing for moderate income rental rates. Ms. Martin also noted that there would be parking in the basement for up to 10 cars.

Mr. Buffa made a motion, seconded by Mr. Gilroy to adopt an inducement resolution relating to the 167 Genesee St, LLC (167 Genesee Street) facility, granting preliminary approval for financial assistance that represents a deviation from the Agency's Uniform Tax Exemption Policy, adopting a SEQR resolution for the project and authorizing the Agency to conduct a public hearing and authorizing the form and execution of related documents, in the Agency's customary form and with any changes approved by counsel.

### **5) EXECUTIVE SESSION: Not entered into**

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Gilroy made a motion to adjourn, seconded by Mr. Zegarelli and the meeting was adjourned at 8:55am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, July 4, 2017 at 8:30am.