



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

JOSEPH HOBIKA, SR.
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

March 7, 2017 8:00a.m.
Utica Industrial Development Agency Regular Meeting
Utica City Hall, 1 Kennedy Plaza, Utica

Members Present: Vin Gilroy, Emmett Martin, John Buffa

Member Excused: Joseph Hobika, Sr, John Zegarelli

Also Present: Jack Spaeth (Executive Director)

Others: Eric Smithers – 120 Security, LLC and 253 New Century, LLC, Dennis Bachmann and Vince Raymond – PRRC, Inc.

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:04p.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. Martin, to approve the minutes of the January 24, 2017 meeting. All in favor.

3A) OLD BUSINESS: Deerfield Place Sales Tax Exemption Extension

Mr. Spaeth provided Agency members with a copy of a Sales Tax Exemption Extension request letter from Deerfield Place (attached). The company originally upon application indicated that this would be a two-year project. As such, Deerfield Place is requesting an extension of the their Sales Tax Exemption for a one-year period.

As such, Mr. Martin made a motion, seconded by Mr. Buffa to extend the Sales Tax Exemption for a one-year period ending on March 1, 2018. All in favor.

4A) NEW BUSINESS: 253 New Century, LLC

Mr. Spaeth provided a brief description of the project and then introduced Eric Smithers of 253 New Century, LLC. Mr. Smithers gave an overview of the entire project. The company has secured the building and is dealing with the environmental issues of the facility. They are waiting for NY State Historic Preservation Office (SHPO) to review the design and what is allowable for the renovation of the auditorium. Mr. Spaeth indicated the PILOT proposed for the project as years 1 and 2 – 0% taxes. Subsequent PILOT percentages are 25%, 30%, 40%, 50%, 50%, 60%, 70%, and 80% in year 10. As this project deviates from the Uniform Tax Exemption Policy of the Agency, attached find the reasons for deviation.

As such, Mr. Buffa made a motion, seconded by Mr. Martin to adopt an inducement resolution relating to the 253 New Century, LLC (253 Genesee Street) facility, granting preliminary approval for financial assistance that represents a deviation from the Agency's Uniform Tax Exemption Policy with a PILOT as noted above, adopting a SEQR resolution for the project and authorizing the Agency to conduct a public hearing. All in favor.

4B) NEW BUSINESS: 120 Security, LLC

Mr. Spaeth provided a brief description of the project and then introduced Eric Smithers of 120 Security, LLC. Mr. Smithers gave an overview of the entire project. The company has secured the building and is dealing with the environmental issues of the facility. Mr. Spaeth indicated the PILOT proposed for the project as year 1 and 2 – 0% taxes. Subsequent PILOT percentages are 25%, 30%, 40%, 50%, 50%, 60%, 70%, and 80% in year 10. As this project deviates from the Uniform Tax Exemption Policy of the Agency, attached find the reasons for deviation.

As such, Mr. Buffa made a motion, seconded by Mr. Martin to adopt an inducement resolution relating to the 120 Security, LLC (253 Genesee Street) facility, granting preliminary approval for financial assistance that represents a deviation from the Agency's Uniform Tax Exemption Policy with a PILOT as noted above, adopting a SEQR resolution for the project and authorizing the Agency to conduct a public hearing. All in favor.

4C) NEW BUSINESS: PRRC, Inc.

Mr. Spaeth provided a brief description of the project and then introduced Dennis Bachman and Vince Raymond of PRRC, Inc. Mr. Bachman gave an overview of the project and indicated that the company has started basic demolition of the inside of the facility. Mr. Bachman stated that Price Rite locates in urban markets generally in second generation buildings, offers reduced prices while providing fresh meats and produce and locates where people live and work. Mr. Bachman also noted that from census data 33% of the persons living in a one mile area surrounding the site do not have an automobile. He expects a June/July opening. The company is seeking the Sales Tax Exemption only.

As such, Mr. Martin made a motion, seconded by Mr. Buffa to adopt an inducement resolution relating to the PRRC, Inc. 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.

4D) NEW BUSINESS: Public Authorities Accountability Act documents/reports

Mr. Spaeth, having previously provided Agency members with the following documents: Procurement Policy, Investment Policy, By-Laws, Mission Statement, Operations and Accomplishments, Assessment of Internal Controls and the Mission and Measurement Report asked for their approval so as to complete the requirements of the Authorities Budget Office.

As such, Mr. Martin made a motion, seconded by Mr. Buffa to approve the above listed documents. All in favor.

5) EXECUTIVE SESSION: Not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Martin made a motion to adjourn, seconded by Mr. Buffa and the meeting was adjourned at 9:02am.

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