



# CITY OF UTICA

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

**JOSEPH HOBICA, SR.**  
CHAIRMAN

**JACK SPAETH**  
EXECUTIVE DIRECTOR

September 5, 2017 8:30a.m.  
Utica Industrial Development Agency Regular Meeting  
Utica City Hall, 1 Kennedy Plaza, Utica

**Members Present:** Vin Gilroy, John Zegarelli, John Buffa

**Member Excused:** Joseph Hobika, Sr, Emmett Martin

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

**Others:** Jeff Foster and Sarah Stevens (Doyle Hardware Building, LLC)

**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. Buffa, to approve the minutes of the July 11, 2017 meeting. All in favor.

**3A) OLD BUSINESS: MacSpace, LLC**

Mr. Spaeth reviewed a letter of request from MacSpace, LLC to extend the time and amount of their Sales Tax Exemption until June 6, 2018 and to the new amount of \$23,386.

As such, Mr. Buffa made a motion, seconded by Mr. Gilroy to approve the extension of time to June 30, 2018 and the amount to \$23,386 for the Sales Tax Exemption for MacSpace, LLC. All in favor.

**3B) OLD BUSINESS: Gold Dome II**

Mr. Spaeth previously polled Agency members regarding the consent and subordination of leasehold interest as it relates to the Gold Dome II property. Ms. Romano added that she had reviewed the agreement and after including indemnification language, found the agreement to be satisfactory.

As such, Mr. Buffa made a motion, seconded by Mr. Zegarelli to ratify the easement and Subordination Agreement for the Gold Dome II facility. All in favor.

**3C) OLD BUSINESS: 230 Genesee Street, LLC**

Mr. Spaeth reviewed a letter of request from 230 Genesee Street, LLC to extend the time of their Sales Tax Exemption until December 7, 2017.

As such, Mr. Zegarelli made a motion, seconded by Mr. Buffa to approve the extension of time of the Sales Tax Exemption to December 31, 2017 for 230 Genesee Street, LLC. All in favor.

### **3D) OLD BUSINESS: Colonial Square, LLC**

Mr. Spaeth informed Agency members that Colonial Square, LLC sold the remaining undeveloped single family lots in the Trenton Road development to William Bass without notifying and receiving consent from the Agency. Despite repeated attempts by email and phone by Mr. Spaeth and counsel's office to rectify the situation and to discuss next steps, there has been no substantial effort by Colonial Square, LLC nor Mr. Bass to address the matter. To that end, it is the recommendation of Mr. Spaeth and Agency counsel to terminate the PILOT program for the remaining lots.

With no further discussion, Mr. Zegarelli made a motion, seconded by Mr. Buffa to terminate the PILOT program for the remaining lots. All in favor. Agency counsel will prepare necessary documents and a letter to Colonial Square, LLC of the Agency's decision. If Mr. Bass wishes to apply to the Agency for benefits for those lots, he will have the opportunity to do so with the provision that the existing PILOT scenario will remain in place.

### **4) NEW BUSINESS: Doyle Hardware Building, LLC**

Mr. Spaeth gave a brief description of the project and then introduced Jeff Foster, a principal in the project. Mr. Foster informed Agency members that the project will contain 57 residential units consisting of studio, one and two bedrooms. Residential rental costs will range from \$800 - \$1,700 per month. Construction should take from eight of nine months and be completed by March 2018. Commercial space on the first floor will consist of leasing the restaurant space and other commercial on the Broad Street side.

Mr. Buffa noted to Agency members that some funding for the project has been secured through an NBT Bank office in Syracuse.

With no further discussion or questions, Mr. Buffa made a motion, seconded by Mr. Zegarelli to approve an inducement resolution relating to the Doyle Hardware Building LLC facility and SEQR Negative Declaration, granting preliminary approval for financial assistance consisting of exemptions from sales tax, exemptions from mortgage recording tax and abatement of real property taxes for twelve years, which is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. All in favor.

### **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. Buffa and the meeting was adjourned at 8:59am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, October 3, 2017 at 8:30am.