



# CITY OF UTICA

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

**JOSEPH HOBICA, SR.**  
CHAIRMAN

**JACK SPAETH**  
EXECUTIVE DIRECTOR

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

**Members Present:** Vin Gilroy, John Zegarelli, Emmett Martin,

**Member Excused:** Joseph Hobika, Sr, John Buffa

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

**Others:** Minesh Patel (Harbor Point Lodging Assoc)

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy 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. Zegarelli, seconded by Mr. Martin, to approve the minutes of the October 3, 2017 meeting. All in favor.

**3A) OLD BUSINESS: BG Warehouse, LLC**

Mr. Spaeth received a Sales Tax Exemption extension request letter.

As such, Mr. Martin made a motion, seconded by Mr. Zegarelli to approve an extension of the Sales Tax Exemption for the BG Warehouse project. All in favor.

**3B) OLD BUSINESS: 125 Business Park Group Utica, LLC**

Mr. Spaeth received a letter from 125 BPGU for approval of the mortgage recording tax and extending it to the project for additional buildout of space for future tenants.

After little discussion, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve a resolution relating to the refinancing of the 125 Business Park Group Utica, 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.

**4A) NEW BUSINESS: Harbor Point Lodging Associates, LLC**

Mr. Spaeth provided a brief review of the project and then introduced Minesh Patel to further describe the project. Mr. Minesh stated the project will consist of an 89 room extended stay hotel on North Genesee Street. The company has analyzed their current hotel stays and noticed that the larger, suite-type rooms are their most growth oriented sells. The rooms will have mini-kitchens along with kitchen amenities for cooking. As such, an extended stay is needed in the City.

As such, Mr. Martin made a motion, seconded by Mr. Zegarelli to approve an inducement resolution relating to the Harbor Point Lodging Associates LLC facility, granting preliminary approval for financial assistance consisting of

exemptions from sales tax, exemptions from mortgage recording tax and abatement of real property taxes for ten years, which is a deviation from the Agency's Uniform Tax Exemption Policy, approving a SEQR, and authorizing the Agency to conduct a public hearing. All in favor.

**4B) NEW BUSINESS: 2018 UIDA Budget**

Mr. Spaeth proposed and discussed various line items of the 2018 budget.

After some discussion, Mr. Martin made a motion, seconded by Mr. Zegarelli to approve the 2018 Budget. 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. Zegarelli and the meeting was adjourned at 9:25am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, December 5, 2017 at 8:30am.