



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR.
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

December 11, 2017 12:00p.m.
Utica Industrial Development Agency Re-Scheduled Regular Meeting
Fort Schuyler Club, 254 Genesee Street, 1 Kennedy Plaza, Utica

Members Present: John Buffa, John Zegarelli, Emmett Martin,

Member Excused: Vin Gilroy

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

Others: Mayor Robert Palmieri, Sonny Greco, and Brian Thomas, Gene Allen, Alyssa McIlhenney, Andrew Brindisi (UED Staff)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Buffa at 12:23p.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 November 3, 2017 meeting. All in favor.

3A) OLD BUSINESS: AFP 101, LLC

Mr. Spaeth reviewed the current status of the hotel project and advised Agency members that as per an earlier request of the client, the UIDA modified the PILOT for this project and as such requires the approval of the Final Resolution. Also, Mr. Spaeth received a Sales Tax Exemption extension request letter.

As such, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve a Final Resolution relating to the AFP 101, LLC facility, approving financial assistance that is a deviation from the Agency's Uniform Tax Exemption Policy, consideration of a Statement of Findings and request the Mayor of Utica confirm the proposed financial assistance and authorizing the form and execution of related documents, in the Agency's customary form and with any changes approved by counsel. Also, approval of an extension of the Sales Tax Exemption deadline for the AFP 101, LLC project until July 31, 2018. All in favor.

3B) OLD BUSINESS: Harbor Point Lodging Associates, LLC

Mr. Spaeth explained the need to pass a final resolution for the HOME2 project.

After no discussion, Mr. Martin made a motion, seconded by Mr. Zegarelli to approve a Final Resolution relating to the Harbor Point Lodging Associates, LLC facility, approving financial assistance that is a deviation from the Agency's Uniform Tax Exemption Policy, approval of a Statement of Findings and request the Mayor of Utica confirm the proposed financial assistance 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.

3C) NEW BUSINESS: Lafayette Hotel Associates, LLC

Mr. Spaeth provided a brief review of the project. He stated that after the closing with the bank, LHA purchased an outlying parcel of land adjacent to the designated parking lot. The additional parcel description will be added to the PILOT and the existing mortgage would be spread over the new parcel.

As such, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve a resolution relating to the refinance of the Hotel Utica Facility, authorizing the amendment of the existing Facility to add certain land, and to authorize the form and execution of a mortgage spreader agreement, all subject to approval by counsel. All in favor.

3D) NEW BUSINESS: ESK Realty, LLC

Mr. Spaeth explained that Fisher Auto has consolidated their retail and warehouse operations into a new facility on North Genesee Street belonging to ESK Realty, LLC. Cook Truck Parts is also moving in an adjacent location in the same building. ESK Realty, per UIDA documents, is requesting the consent of the two new sub-tenants.

With little discussion, Mr. Martin made a motion, seconded by Mr. Zegarelli to consent to the new sub-tenants. All in favor. Mr. Buffa noted to Agency members that his employer, NBT Bank does business with ESK Realty, LLC however not on this deal.

4A) NEW BUSINESS: 1900 Bleecker Street

Mr. Spaeth reminded Agency members that the City of Utica, the Urban Renewal Agency and the UIDA have entered into an agreement to dispose of the 1900 Bleecker Street facility owned by the City of Utica. The UIDA has paid for certain studies and actions toward understanding the level of contamination of the building. The City is in the process of applying for a ReStore NY grant to be used toward the remediation of the asbestos and lead paint. The cost is \$1,000.00. As per the agreement, the UIDA will be repaid all monies injected into their facility from the proceeds of the sale.

With little discussion, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve of the payment to the Urban Development Corporation. All in favor.

5) EXECUTIVE SESSION:

Mr. Martin made a motion, seconded by Mr. Zegarelli to enter Executive Session at 12:32pm for the purpose of real estate transaction discussion.

Mr. Zegarelli made a motion, seconded by Mr. Martin to exit Executive Session at 12:49pm

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 12:56pm.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, January 2, 2017 at 8:30am.