



# CITY OF UTICA

Utica Industrial Development Agency  
1 Kennedy Plaza, Utica, New York 13502  
(315)792-0195 fax: (315)797-6607

**ROBERT M. PALMIERI**  
MAYOR

VINCENT GILROY, JR.  
CHAIRMAN

JACK SPAETH  
EXECUTIVE DIRECTOR

January 23, 2018 8:30a.m.  
Utica Industrial Development Agency Re-Scheduled Regular Meeting  
Utica City Hall, 1 Kennedy Plaza, Utica

**Members Present:** Vin Gilroy, Emmett Martin, Mark Curley

**Member Excused:** John Buffa, John Zegarelli

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

**Others:** Mayor Robert Palmieri, Shawna Papale

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 8:34p.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. Martin, seconded by Mr. Curley, to approve the minutes of the December 11, 2017 meeting. All in favor.

### **3A) OLD BUSINESS: Public Authorities Accountability Act requirements**

Mr. Spaeth reviewed the required documents to be reviewed and approved including the following:

Investment Policy  
Procurement Policy  
Mission Statement  
By-Laws  
Mission and Measurements  
Effectiveness of Internal Control  
Goals and Objectives  
Operations and Accomplishments

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

### **4A) NEW BUSINESS: Aqua Vino**

Mr. Spaeth explained that the Aqua Vino building is owned by the City of Utica and that the NYS Canal Corp. has entered discussions for the City of Utica to purchase the land. The City has requested the Utica Industrial Development Agency to provide the upfront cost of the land (\$50,000) to which the UIDA will be reimbursed the purchase price, payment of attorney's fees and a fee to be determined. The City will retain ownership until a suitable buyer has been identified.

After some discussion, Mr. Martin made a motion, seconded by Mr. Curley to approve the providing of \$50,000 to the City of Utica for the purchase of the land as noted. All in favor.

#### **4B) NEW BUSINESS: Harbor Point**

Mr. Spaeth provided a brief review of the project. He stated that in the Harbor Point area there is a Dredge Spoils Area (DSA-1) that will be the major development area of the Harbor. A particular piece of property lies at the proposed round-about that will provide access to the DSA-1 to which the property is owned by the Patel group. Adjacent to the property in question is the Artic Glacier USA property. The Utica Harbor Point Development Corporation has approached the UIDA for the purpose of potential condemnation of the Arctic Glacier USA as the UHPDC has made repeated attempts to initiate discussions for the purchase of the property to no avail. As such, the UHPDC has submitted an application to the UIDA to initiate that action.

Mr. Gilroy disclosed to the Agency members that he is currently the President of the UHPDC.

As such, Mr. Martin made a motion, seconded by Mr. Curley to approve the request of the UHPDC to initiate the condemnation action, all subject to approval by counsel. All in favor.

#### **4C) NEW BUSINESS: MVHS**

Mr. Spaeth explained that the UIDA and the Oneida County IDA have begun discussions to coordinate efforts toward finding alternative spaces for those companies that may be displaced by the hospital proposed for downtown. Part of that discussion also includes a proposed PILOT scenario for those affected property owners. The preliminary PILOT scenario will be per the attached.

With little discussion, Mr. Martin made a motion, seconded by Mr. Curley to approve a set of benefits for those property owners displaced by the hospital. All in favor.

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

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Curley made a motion to adjourn, seconded by Mr. Martin and the meeting was adjourned at 9:26am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, February 6, 2018 at 8:30am.