



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR.
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

November 13, 2018 8:30a.m.
Utica Industrial Development Agency Re-scheduled Meeting
Utica City Hall, 1 Kennedy Plaza, Utica

Members Present: Vin Gilroy, Mark Curley, John Zegarelli
Member Excused: John Buffa, Emmett Martin
Also Present: Jack Spaeth (Executive Director), Mayor Robert Palmieri
Others: Linda Romano (BS&K – Agency Counsel)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:33a.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. Curley, to approve the minutes of the September 18, 2018 meeting. All in favor.

3A) OLD BUSINESS: 2019 UIDA Budget

Mr. Spaeth presented the 2019 UIDA Budget to the Agency members. He reviewed the line items and rationale for each.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve the 2019 UIDA Budget as presented. All in favor.

3B) OLD BUSINESS: Lofts at Globe Mills, LLC

Mr. Spaeth informed Agency members that a revised application and CBA was received by the client. Mr. Spaeth noted that the Bank of New York located on the first floor has vacated the premises leaving room (10,000sf) for other commercial uses and an increase in employment. The client also noted that the number of units increased by 20 apartments.

Mr. Curley made a motion, seconded by Mr. Zegarelli to approve the revised application and CBA for the Lofts at Globe Mills, LLC. All in favor.

3C) OLD BUSINESS: Sale of Historic Canal Marina facility

Mr. Spaeth gave a brief overview of the two proposals received (attached) for the purchase and re-

development of the facility. Discussion ensued as to the virtues of each proposal with common comments from Agency members that both developers have contributed to the redevelopment of Utica and have a definite commitment to the City. Both proposals were good but the final decision was to choose Ken Roser as the developer to purchase the facility.

Mr. Zegarelli made a motion, seconded by Mr. Curley to approve the proposal submitted by Ken Roser for the purchase of the Historic Canal Marina facility for \$550,000.00 with a closing to take place within 30 days. All in favor.

3D) OLD BUSINESS – Review of MVHS Business Relocation Policy

Mr. Spaeth reviewed the policy and PILOT for the MVHS displaced businesses. After some discussion, Mr. Spaeth will revise the draft PILOT and Ms. Romano will revise the draft policy. Once revised drafts have been reviewed by Agency members, the UIDA will send both to the affected taxing jurisdictions for comment. A final version of the policy and PILOT will then be voted upon by Agency members.

3E) OLD BUSINESS – 120 Security, LLC

Mr. Spaeth received a request for an extension of the Sales Tax Exemption for the 120 Security, LLC facility until December 31, 2018. They have secured a tenant for the building and are finishing up the façade and punch-list items and should be completed by mid-December.

Mr. Curley made a motion, seconded by Mr. Zegarelli to approve the extension of the STE for the 120 Security, LLC facility, LLC to December 31, 2018. All in favor.

4A) NEW BUSINESS – Adoption of Sexual Harassment Policy

Mr. Spaeth provided Agency members with a copy of a Sexual harassment Policy similar to the policy adopted by the City of Utica.

After some discussion, Mr. Curley made a motion, seconded by Mr. Zegarelli to adopt the Sexual Harassment Policy as written. All in favor.

5) EXECUTIVE SESSION:

Mr. Zegarelli made a motion, seconded by Mr. Curley to enter Executive Session at 8:43am for real estate contract discussion purposes.

Mr. Zegarelli made a motion, seconded by Mr. Curley to exit Executive Session at 9:36am.

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Zegarelli made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 9:46am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, December 4, 2018 at 8:30am.