



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR.
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

June 14, 2018 3:00p.m.

Utica Industrial Development Agency Re-Scheduled Regular Meeting
Utica City Hall, 1 Kennedy Plaza, Utica

Members Present: Vin Gilroy, Mark Curley, John Zegarelli, John Buffa

Member Excused: Emmett Martin

Also Present: Jack Spaeth (Executive Director), Linda Romano (BSK – Agency Counsel), Mayor Robert Palmieri

Others: Bob Calli (MHA), Chuck Cronin (Axiom), John DeForest (BBL), Pam Salmon (UC), Deb Lambek (Atty), Bob Cardillo

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 3:12p.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. Buffa, seconded by Mr. Curley, to approve the minutes of the May 8, 2018 meeting. All in favor.

3A) OLD BUSINESS: 167 Genesee Street, LLC

Mr. Spaeth received a request from 167 Genesee Street, LLC (letter attached) for a time extension for their project as delays were experienced due to timing of grant awards and additional infrastructure impacts.

After some discussion, Mr. Buffa made a motion, seconded by Mr. Curley to approve an extension for one year for the 167 Genesee Street, LLC project. All in favor.

3B) OLD BUSINESS: 230 Genesee Street, LLC

Mr. Spaeth received a request from 230 Genesee Street, LLC (letter attached) for an increase in the amount of their mortgage recording tax exemption for their project as construction costs were higher than originally expected. The amount will increase from \$11,000 to \$19,500.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve an increase of the mortgage recording tax exemption for the 230 Genesee Street, LLC project. All in favor.

3C) OLD BUSINESS: Disposition Policy

Mr. Spaeth noted that the contracting officer listed on the Disposition Policy is Joseph Hobika, Sr. Mr. Spaeth suggested that instead of the officer being noted by name that the Policy be changed to recognize the 'Chairman' be listed.

After some discussion, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve the change to the Disposition Policy. All in favor.

3D) OLD BUSINESS: MacSpace, LLC

Mr. Spaeth received a request from MacSpace to increase the amount of their STE and to extend the time for its usage. Increased business for the company has caused it to renovate more of the facility as noted in the attached letter. The request is to extend the STE to December 31, 2018 and to increase the amount to \$25,000.

After some discussion, Mr. Buffa made a motion, seconded by Mr. Curley to extend the STE to December 31, 2018 and to increase the amount to \$25,000 for the MacSpace facility. All in favor.

3E) OLD BUSINESS: Lofts at Globe Mill, LLC

Mr. Spaeth informed Agency members that the PILOT for this project was set at 7% of Effective Gross Income (EGI) as presented by the client. The client contacted Mr. Spaeth to inform him that he is looking to confirm the PILOT terms. The client noted to Mr. Spaeth that the pro forma numbers were better since the original submission. Mr. Spaeth reviewed and increased the percentage to 7.5% to which the client was acceptable.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve the percentage change from 7% to 7.5% of EGI for the Lofts at Globe Mill project. All in favor.

3F) OLD BUSINESS: Colonial Square Associates, LLC

Mr. Spaeth gave a brief overview of the project and recent purchase. Ms. Romano then gave additional information.

After some discussion, Mr. Curley made a motion, seconded by Mr. Buffa to approve a final authorizing resolution relating to the sale, assignment and financing of the Schuyler Commons at Colonial Square (Senior Development) facility, approving financial assistance and authorizing the form and execution of related documents, subject to counsel approval.. All in favor.

4A) NEW BUSINESS: Utica Property Development, LLC (UPD)

Mr. Spaeth having previously provided Agency members with application materials gave a brief description of the joint project between Utica College (UC) and Utica Municipal Housing Authority (MHA) to construct student housing on the UC campus. He then turned the discussion over to Bob Calli, executive director for MHA. Mr. Calli gave a description of UPD stating the concept has been worked on for the past 18 months. Mr. Calli added that the construction would entail over 60,000sf for juniors and seniors that are in good academic standing. Due to the decrease in tuition by UC they have experienced a sharp increase in the student population. Currently UC is housing students in nearby Ramada's which is an inconvenience to both UC and the students. The project needs to be completed by fall 2019 so timing is crucial for its success.

Ms. Romano disclosed to all that she is a trustee for the College and does perform legal work as well.

Mr. Buffa disclosed that NBT Bank has made a proposal to UPD to supply funding for the project.

5) EXECUTIVE SESSION:

Mr. Buffa made a motion, seconded by Mr. Curley to enter Executive Session for the purpose of pending real estate transaction at 3:29pm.

Mr. Buffa made a motion, seconded by Mr. Curley to exit Executive Session at 3:35pm.

After a brief discussion, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve an inducement resolution relating to the Utica Property Development, LLC facility, providing preliminary approval for financial assistance (real property abatement, sales tax exemption and mortgage recording tax exemption), which is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. Also, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve the SEQR resolution relating to

the Utica Property Development, LLC facility all subject to counsel approval. All in favor.

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Curley made a motion to adjourn, seconded by Mr. Buffa and the meeting was adjourned at 3:57pm.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, July 3, 2018 at 8:30am.