



# CITY OF UTICA

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

VINCENT GILROY, JR.  
CHAIRMAN

JACK N. SPAETH  
EXECUTIVE DIRECTOR

April 9, 2019 8:30a.m.  
Utica Industrial Development Agency Re-scheduled Meeting  
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)

**Others:** Linda Romano (BS&K – Agency Counsel), Joseph Cattadoris and Mike Burke (Jaychlo), Amela Hrustic (Assemblywoman Buttenschon office)

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 8:31a.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. Curley, seconded by Mr. Zegarelli, to approve the minutes of the March 15, 2019 meeting. All in favor.

### **3A) OLD BUSINESS: Lofts at Globe Mill, LLC**

Mr. Spaeth gave a brief overview of the project noting the increase in project costs and thus the Sales Tax Exemption and the decrease in employment from 17FTE to 7FTE.

After some discussion, Mr. Curley made a motion, seconded by Mr. Buffa to approve a final authorizing resolution relating to the Lofts at Globe Mill, L.P. facility, authorizing financial assistance (in the form of sales tax exemptions and real property tax abatements for 30 years) that is a deviation from the Agency's Uniform Tax Exemption Policy conditioned upon the Company creating at least 7 FTEs (amended from 17 FTEs) and approving the form and execution of related documents. All in favor.

### **3B) OLD BUSINESS – 1900 Bleecker Street**

Mr. Spaeth noted that the City is moving toward closing on the property with Bowers Development.

After some discussion, Mr. Buffa made a motion, seconded by Mr. Curley to approve a resolution authorizing the Agency to acquire from the City of Utica property located at 1900 Bleecker Street for the purpose of conveying the property to Bowers Development, LLC and approving the form and execution of related documents, subject to counsel review. All in favor.

### **3C) OLD BUSINESS – Gold Dome II**

Mr. Spaeth noted that Gold Dome II, LLC requested a decrease in the employment level for the project from 115 to 80. Counsel provided a letter explaining the clawback provisions and possible solutions to keeping the compliment noted in their application including increasing the length of time to meet the stated employment level. As such, Gold Dome II, LLC responded stating they would request an extension of two years.

After some discussion, Mr. Buffa made a motion, seconded by Mr. Curley to approve an extension of two years requiring 75 jobs after the first year and the remaining jobs by the second year for the Gold Dome II project.

### **4A) NEW BUSINESS – Utica Civic Development Corporation**

Mr. Spaeth gave a brief update on the progress of forming the Utica Civic Development Corporation. Linda Romano has reached out to Judge Garramone (counsel to the Common Council) and documentation has been forwarded to Mayor Palmieri and Mike Galime.

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

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Buffa made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 9:04am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, April 2, 2019 at 8:30am.