



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, LLC), Amela Hrustic (Assemblywoman Buttenschon's 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: 268 Genesee Street, LLC

Mr. Spaeth gave a brief overview of the project noting a request from the owner to amend the PILOT to include another year of 0% taxes.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve an amendment to the PILOT for 268 Genesee Street, LLC to years 1-3 – 0%, 30%, 40%, 50%, 50%, 60%, 70%, and 80% in year 10.

Mr. Gilroy abstained as he is the accountant for 268 Genesee Street, LLC and its owners. Ms. Romano noted that the abstention would count as a neutral vote and the motion would pass with the majority of those present.

3B) OLD BUSINESS – DePaul Utica, LLC

Mr. Spaeth gave a brief update as to the Depaul Utica project.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve a Final Authorizing Resolution relating to the Depaul Utica, LLC authorizing financial assistance that is a deviation from the from the Agency's Uniform Tax Exemption Policy and approving the form and execution of related documents. All in favor.

3C) OLD BUSINESS – BG Warehouse, LLC

Mr. Spaeth received a letter from BG Warehouse (attached) requesting an extension of the Sales Tax Exemption for the project until December 31, 2019. BG Warehouse was given an initial allotment of \$437,500. To date they have used \$280,777.73.

After some discussion, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve an extension of the STE timeframe to December 31, 2019. All in favor.

4A) NEW BUSINESS – Utica Civic Development Corporation

Mr. Spaeth gave a brief update on the progress of forming the Utica Civic Development Corporation. Mr. Spaeth had appeared before the Common Council to explain the need to assist the not-for-profit entities in Utica with tax-exempt bonding. Mr. Spaeth noted that he is gathering information for the Committee chair and expects it will be passed on Wednesday, April 24th. It will then go to NYS for final approval. Various documents including policies, by-laws, etc. will be prepared.

4B) NEW BUSINESS – Jaychlo, LLC

Mr. Spaeth gave a brief overview of the expansion project being undertaken by Metal Solutions located in the Jaychlo facility. He then introduced Joseph Cattadoris who explained that the company (Metal Solutions) is in need of additional space due to increased business and will renovate and occupy the remaining 50,000sf in their existing building. Metal Solutions (the operating company) currently has 115 employees and expects to create an additional 10 FTEs. The space to be renovated will provide additional warehouse space and better through-put of work by reconfiguring the space. Metal Solutions has recently purchased a powder-coating operation located off-site currently but will be brought into the facility within a year and half. This project will include the purchase of new powder-coating equipment. The PILOT for this project will be 33%, 33%, 33%, 67% and 67%. Sales Tax exemption will be granted but no Mortgage Recording Tax Exemption will be needed.

After some discussion, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve an inducement resolution relating to the Jaychlo, 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, to consider a SEQR resolution relating to the Jaychlo, LLC facility. 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. Zegarelli and the meeting was adjourned at 9:07am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, May 7, 2019 at 8:30am.