



# CITY OF UTICA

Utica Industrial Development Agency  
1 Kennedy Plaza, Utica, New York 13502  
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**ROBERT M. PALMIERI**  
MAYOR

VINCENT GILROY, JR.  
CHAIRMAN

JACK N. SPAETH  
EXECUTIVE DIRECTOR

May 16, 2019 11:00a.m.  
Utica Industrial Development Agency Re-scheduled Meeting  
City Hall, 1 Kennedy Plaza, Utica

**Members Present:** Vin Gilroy, Mark Curley, John Zegarelli, John Buffa, Emmett Martin

**Member Excused:**

**Also Present:** Jack Spaeth (Executive Director)

**Others:** Laura Ruberto (BS&K – Agency Counsel), Ralph DeStefanis (Mana Properties), Tom Spellman, Holly Spellman and Murray Kirshstein (Mohawk Hospital Equipment)

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 11:00a.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. Buffa, to approve the minutes of the April 19, 2019 meeting. All in favor.

**3A) OLD BUSINESS: 268 Genesee Street, LLC**

Ms. Ruberto explained to Agency members that a Statement of Findings needs to be presented to the Mayor for his signature acknowledging certain findings as this is a Retail project.

Mr. Gilroy recused himself as he is the accountant for the client.

As such, Mr. Martin made a motion, seconded by Mr. Curley to approve the Statement of Findings for the 268 Genesee Street, LLC project.

**3B) OLD BUSINESS – Thorpe Holdings, LLC**

Mr. Spaeth gave a brief explanation that the Thorpe Holdings, LLC facility has been purchase by MVHS and Thorpe Holdings, LLC is electing to terminate their PILOT Agreement.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Buffa to accept termination of the Thorpe Holdings, LLC PILOT Agreement. All in favor.

**3C) OLD 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 on Wednesday, April 24<sup>th</sup> and the resolution

passed that night. It has been sent on to NYS for final approval. Various documents including policies, by-laws, etc. will be prepared as well as a meeting to be held in the short term.

#### **4A) NEW BUSINESS – 231 Genesee Utica LLC**

Mr. Spaeth informed the Agency members that Gold Dome II, LLC is selling the M&T Annex to 231 Genesee Utica LLC along with the existing PILOT and as such requires the consent of the UIDA.

Some discussion ensued as to the qualifications of the new owner and the reported \$15MM investment made by the tenant (Bassett Hospital). Mr. Spaeth pointed to the list of properties owned by Uri Dreifus though it was commented that none of the properties seemed to be of this magnitude. As to the investment, Mr. Spaeth, with consent of the members, will organize a tour of the facility and obtain a breakdown of the investment made. (Subsequently, a tour was scheduled for the next day Friday with Mr. Curley and Mr. Zegarelli and a breakdown of the investment was obtained, presented to the members and accepted).

Subject to verification and acceptance of the investment breakdown, Mr. Curley made a motion, seconded by Mr. Martin to consent to the transfer of the Gold Dome II, LLC property to 231 Genesee Utica LLC. All in favor.

#### **4B) NEW BUSINESS – Mohawk Hospital Equipment, Inc.**

Mr. Spaeth gave a brief overview of the project being undertaken by Mohawk Hospital Equipment whereby they will move the warehouse portion of their operation to Little Falls and keep the administrative offices as MVHS is purchasing their facility. MHE's Utica office will be located at 247 Elizabeth Street. Mr. Spaeth then asked Tom Spellman to describe the project and answer any questions. Mr. Spellman gave a brief overview of the project stating 34 employees will stay in Utica and 21 will be located in Little Falls.

After little discussion, Mr. Buffa made a motion, seconded by Mr. Curley to approve an inducement resolution relating to the Mohawk Hospital Equipment, Inc. facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax, exemptions from mortgage recording tax and reduced real property tax, consistent with the Agency's Uniform Tax Exemption Policy (MVHS Business Relocation Policy), and authorizing the Agency to conduct a public hearing. All in favor.

Mr. Buffa made a motion, seconded by Mr. Curley to approve the SEQR. All in favor.

#### **4C) NEW BUSINESS – Mana Properties, LLC**

Mr. Spaeth gave a brief overview of the project being undertaken by Mana Properties whereby they will construct a 9,600sf building to house his carpet cleaning and NHance operations. Mr. DeStefanis gave a brief overview of the project stating 12 employees will be retained in Utica and 2 will be created. The facility will be constructed at 1004 Erie Street and will have the ability to expand the building by 2,000sf for future retail use.

After little discussion, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve an inducement resolution relating to the Mana Properties, LLC facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax, exemptions from mortgage recording tax and reduced real property tax, consistent with the Agency's Uniform Tax Exemption Policy (MVHS Business Relocation Policy), and authorizing the Agency to conduct a public hearing. All in favor.

Mr. Buffa made a motion, seconded by Mr. Curley to adopt the SEQR. All in favor.

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

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Martin made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 11:23am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, June 4, 2019 at 8:30am.