



CITY OF UTICA

Utica Industrial Development Agency
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DAVID R. ROEFARO
MAYOR

JOSEPH HOBICA
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

September 24, 2009
Utica Industrial Development Agency Special Meeting
8:30 a.m.

Members Present: Joseph Hobika, Sr., Angela VanDerhoof, Emmett Martin, Nancy Pattarini, John Buffa

Excused:

Also Present: Jack Spaeth (Executive Director); Laura Ruberto (Bond, Schoeneck & King – Agency counsel)

1) CALL MEETING TO ORDER: The meeting was called to order by the Chairman at 8:34 a.m.

2) APPROVAL OF MINUTES: A motion was made by Ms. Pattarini and seconded by Mr. Martin to approve the minutes of the September 1, 2009 meeting. With no discussion, the motion passed unanimously.

3a) OLD BUSINESS: Harza Building

Mr. Hobika Sr. opened discussion stating Mr. Cancilla has removed the Due Diligence clause from the Purchase Contract. An Application, Cost Benefit Analysis and SEQRA form were received from Mr. Cancilla and reviewed by Agency Counsel.

After some discussion, Mr. Buffa, seconded by Ms. Pattarini made a motion to approve the Application and to induce Mr. Cancilla's of purchasing and lease up of the Harza/City Center Building. With no further discussion, the motion passed unanimously.

Harza/City Center Building Roof Replacement

Discussion moved to the Harza/City Center Building roof replacement. Mr. Spaeth, through discussion with Agency Counsel, decided it was necessary to formalize the bidding process for the roof replacement. Mr. Spaeth will prepare the specification bid packet and have a notice placed in the Observer Dispatch.

As the Grant Disbursement Agreement (GDA) from NYS ESD is on a reimbursement basis, Mr. Spaeth informed the Agency that he had been in contact with representatives from Utica Industrial Development Corporation (UIDC) as it pertained to borrowing funds for the replacement of the roof and providing necessary documentation for underwriting purposes.

Mr. Hobika, Sr. made a motion, seconded by Ms. Pattarini, authorizing the Agency to borrow funds from UIDC for the purpose of replacing the roof at the Harza/City Center Building in an amount no greater than \$250,000. With no discussion, the motion passed unanimously.

After some discussion, Mr. Buffa made a motion authorizing the Agency to engage and execute the Grant Disbursement

Agreement from NYS ESD. Ms. Pattarini seconded the motion and with no further discussion, the motion passed unanimously.

Ms. Ruberto stated that because the benefits being conferred to Mr. Cancilla present a deviation of the Agency's policy, a public hearing will be required. Ms. Ruberto will prepare and have said notices published. A meeting of the Agency will occur shortly thereafter to consider approval of the project.

5) ADJOURNMENT: There being no further business brought before the Agency, Mr. Martin made a motion to adjourn which was seconded by Mr. Buffa; and the meeting was adjourned at 9:19 a.m.