

**BY-LAWS
OF
THE
CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY**

**ARTICLE I
THE AGENCY**

Section 1 Name: The name of the Agency shall be the “City of Utica Industrial Development Agency.’

Section 2 Seal of Agency: The seal of the Agency shall be in the form of a circle and shall bear the name of the Agency and the year of its organization.

Section 3 Office of Agency: The office of the Agency shall be located at 1 Kennedy Plaza, City of Utica, County of Oneida, New York, but the Agency may have other offices at such other places as the Agency may from time to time designate by resolution.

**ARTICLE II
OFFICERS**

Section 1 Officers: The officers of the Agency shall be a Chairman, a Vice Chairman, a Secretary, a Treasurer and an Assistant Secretary-Treasurer. Any two or more offices, except the offices of Chairman and Secretary, may be held by the same person.

Section 2 Chairman: The Chairman shall preside at all meetings of the Agency. Except as otherwise authorized by resolution of the Agency, the Chairman shall execute all agreements, contracts, deeds, and any other instruments of the Agency. At each meeting the Chairman shall submit such recommendations and information as he may consider proper concerning the business, affairs and policies of the Agency.

Section 3 Vice Chairman: The Vice Chairman shall perform the duties of the Chairman in the absence or incapacity of the Chairman, and in case of the resignation or death of the Chairman, the Vice Chairman shall perform such duties as are imposed on the Chairman until such time as the Agency shall appoint a new Chairman

Section 4 Secretary: The Secretary shall keep the records of the Agency, shall act as secretary of the Agency and record all votes, and shall keep a record of the proceedings of the Agency in a journal of proceedings to be kept for such purpose, and shall perform all duties incident to this office. He shall keep in safe custody the seal of the Agency and shall have power to affix such seal to all contracts and other instruments authorized to be executed by the Agency.

Section 5 Treasurer: The Treasurer shall have the care and custody of all funds of the Agency and shall deposit the same in the name of the Agency in such bank or banks as the

Agency may select. The Treasurer shall sign all instruments of indebtedness, all orders, and all checks for the payment of money; and shall pay out and disburse such monies under the direction of the Agency. Except as otherwise authorized by resolution of the Agency, all such instruments of indebtedness, orders and checks shall be countersigned by the Chairman. The Treasurer shall keep regular, books of accounts showing receipts and expenditures, and shall render to the Agency at each regular meeting an account of his transactions and also of the financial condition of the Agency. He shall give such bond for the faithful performance of his duties as the Agency may determine.

Section 6 Assistant Secretary-Treasurer: The Assistant Secretary-Treasurer shall perform the duties of the Secretary or Treasurer in the absence or incapacity of either, and in the case of the resignation or death of the Secretary or Treasurer, the Assistant Secretary-Treasurer shall perform such duties as are imposed on the Secretary or Treasurer, as shall be the case, until as time as the Agency shall appoint a new Secretary or Treasurer. As such Assistant Secretary-Treasurer, he shall give such bond for the faithful performance of his duties as the Agency may determine.

Section 7 Additional Duties: The officers of the Agency shall perform such other duties and functions as may from time to time be required by the Agency, by the by-laws of the Agency, or by the rules and regulations of the Agency.

Section 8 Appointment of Officers: The Chairman will be appointed by and serve at the pleasure of the Mayor. All other officers of the Agency shall be appointed at the annual meeting of the Agency from among the members of the Agency, and shall hold office for one year or until the successor(s) is appointed.

Section 9 Vacancies: Should any office become vacant, the Agency shall appoint a successor from among its membership at the next regular meeting and such appointment shall be for the unexpired term of said office.

Section 10 Additional Personnel: The Agency may from time to time employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the New York State Industrial Development Agency Act, as amended, and all other laws of the State of New York applicable thereto. The selection and compensation of all personnel shall be determined by the Agency subject to the laws of the State of New York.

ARTICLE III MEETINGS

Section 1 Annual Meeting: The annual meeting of the Agency shall be held in January at the regular meeting place of the Agency

Section 2 Regular Meeting: Regular meetings of the Agency may be held at such times and places as from time to time may be determined by Resolution of the Agency.

Section 3 Special Meetings: The Chairman of the Agency may, when he deems it desirable, and shall, upon the written request of two members of the Agency, call a special meeting of the Agency for the purpose of transacting any business designated in the call, The call for a special meeting may be delivered to each member of the Agency or may be mailed to the business or home address of each member of the Agency at least two days prior to the date of such special meeting. Waivers of notice may be signed by any members failing to receive a proper notice. At such special meeting no business shall be considered other than as designated in the call, but if all the members of the Agency are present at a special meeting, with or without notice thereof, any and all business may be transacted at such special meeting.

Section 4 Quorum: At all meetings of the Agency, a majority of the members of the Agency shall constitute a quorum for the purpose of transacting business; provided that a small number may meet and adjourn to some other time or until the quorum is obtained.

Section 5 Order of Business: At the regular meeting of the Agency, the following shall be the order of business:

1. Roll Call
2. Reading and approval of the minutes of the previous meeting
3. Bills and communications
4. Report of Treasurer
5. Report of Committee
6. Unfinished Business
7. New Business
8. Adjournment

All resolutions shall be in writing and shall be copied in or attached to a journal of the proceedings of the Agency.

Section 6 Manner of Voting: The voting on all questions coming before the Agency shall be by roll call, and the yeas and nays shall be entered on the minutes of such meeting, except in the case of appointments when the vote may be by ballot.

ARTICLE IV AMENDMENTS

Section 1 Amendments to the By-Laws: The by-laws of the Agency shall be amended only with the approval of at least a majority of all of the members of the Agency at a regular or a special meeting, but no such amendment shall be adopted unless at least seven days written notice thereof has been previously given to all members of the Agency.

ARTICLE V
COMMITTEES

Section 1 **Audit Committee:** Pursuant to an Audit Committee Charter adopted by the Agency on August 4, 2009, there shall be an Audit Committee that ensures that the Agency Board fulfills its responsibilities for the agency's internal and external audit process, financial reporting and provide an avenue of communication between staff, independent auditors, the CFO, and the board of directors. The agency board of directors shall appoint an Audit Committee consisting of at least three (3) members of the board of directors, including an Audit Committee Chair appointed by the board.

Section 2 **Governance Committee:** Pursuant to a Governance Committee Charter adopted by the agency on August 4, 2009, the Governance Committee shall be empowered and authorized by the board of directors to review, develop, draft, revise, or oversee all policies and practices of the agency.

The Governance Committee shall be comprised of a chair and at least two additional independent members appointed by the board of directors

Section 3 **Finance Committee:** Pursuant to a Finance Committee Charter adopted by the Agency on January 4, 2011, the purpose of the finance committee is to oversee the Authority's debt and debt practices and to recommend policies concerning the Authority's issuance and management of debt.

The finance committee shall consist of not less than three independent members of the board of directors, who shall constitute a majority on the committee. If the board has less than three independent members, non-independent members may be appointed to the committee provided that the independent members constitute a majority of the committee. The Authority's board shall appoint the finance committee members and the finance committee chair. Members shall serve on the committee at the discretion of the board. Members appointed to the committee shall have the background necessary to perform its duties.

Last updated: February 13, 2013

City of Utica Industrial Development Agency

Authorizing Legislature

General Municipal Law § 927-d. City of Utica industrial development agency

For the benefit of the city of Utica and the inhabitants thereof, an industrial development agency, to be known as the CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY, is hereby established for the accomplishment of any or all of the purposes specified in title one of article eighteen-A of this chapter. It shall constitute a body corporate and politic, and be perpetual in duration. It shall consist of five members who shall be appointed by the mayor of the City of Utica, and its chairman shall be designated by such mayor. It shall have the powers and duties now or hereafter conferred by title one of article eighteen-A of this chapter upon industrial development agencies. It shall organize in a manner prescribed by and be subject to the provisions of title one of article eighteen-A of this chapter. The agency, its members, officers and employees, and its operations and activities shall in all respects be governed by the provisions of title one of article eighteen-A of this chapter.

Added. L.1981, e. 710, § L

Effective Date. Section effective July 21, 1981 pursuant to L.1981, c. 710. § 2.

CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY

INVESTMENT POLICY

A. Introduction

1. Scope – This investment and deposit policy applies to all monies and other financial resources available to the City of Utica Industrial Development Agency (the “Agency”) for investment and deposit on its own behalf or on behalf of any other entity or individual.
2. Objectives – The primary objectives of the Agency’s investment activities are, in priority order:
 - a. to conform with all applicable federal, state and other legal requirements (legal);
 - b. to adequately safeguard principal (safety);
 - c. to provide sufficient liquidity to meet all operating requirements (liquidity); and
 - d. to obtain a reasonable rate of return (yield).
3. Prudence – All participants in the investment process and all participants responsible for depositing the Agency’s funds shall seek to act responsibly as custodians of a public trust and shall avoid any transaction that might impair confidence in the Agency to operate effectively.

Investments and deposits shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the safety of the principal as well as the probable income to be derived.

All participants involved in the investment process and all participants responsible for depositing the Agency’s funds shall refrain from personal business activity that could conflict with proper execution of the investment program or the deposit of the Agency’s funds or which could impair their ability to make impartial investment decisions.

4. Diversification – It is the policy of the Agency to diversify its deposits and investments by financial institution, by investment instrument, and by maturity scheduling.

5. Deposits – All moneys collected by an officer or employee of the Agency shall be promptly deposited in such depositories as designated by the Agency for the receipt of such funds in accordance with Section 10 of the General Municipal Law (the “GML”) or invested as provided under “C. Temporary investments” below.

B. Deposits of Agency funds; security

The Agency designates the following bank(s) and trust company(ies) for the deposit of its funds not otherwise provided for the law, received by the Treasurer, and in the respective maximum amount(s) which may be kept on deposit at any time in each such bank or trust company:

Bank or Trust Company

Bank of Utica

Maximum Deposit:

as Agency funds allow

These designations and amounts may be changed at any time by resolution of the Agency.

Except as otherwise provided by law, all deposits shall be made to the credit of the Agency. The deposit of the Agency’s funds as provided above shall release the officer making the deposit and his or her surety from any liability for loss of such funds by reason of the default or insolvency of any such bank or trust company.

All deposits by the Agency in excess of the amount insured under the provisions of the Federal Deposit Insurance Act (“FDIA”) as now or hereafter amended shall be secured as provided below:

a. The officers making a deposit of the Agency’s funds may accept a pledge of eligible securities (as defined below) having in the aggregate a market value at least equal to the aggregate amount of such deposits from such officers, or a pledge of a pro rata portion of a pool of eligible securities having in the aggregate a market value at least equal to the aggregate amount of deposits of public funds from all such officers within the state at such bank or trust company, together with a security agreement from the bank or trust company. The security agreement and custodial agreement referred to below may be the same agreement including when the bank or trust company holding the public deposits holds the collateral for the Agency. The security agreement shall provide that such eligible securities or pro rata portion of a pool of eligible securities are being pledged by the bank or trust company as security for deposits of the Agency’s funds, together with agreed upon interest, if any, and any costs or expenses arising out of the collection of such deposit upon a default. It shall also provide for the conditions under which the securities pro rata portion of a pool of eligible securities held may be sold, presented for payment, substituted or released and the events of default which will enable the Agency to exercise its rights against the pledged securities. Such agreement shall

include all provisions deemed necessary and sufficient to secure in a satisfactory manner the Agency's interest in the collateral. The custodial agreement shall provide that the pledged securities or pro rata portion of a pool of eligible securities will be held by the custodial bank or trust company as agent of, and custodian for, the Agency, and will be kept separate and apart from the general assets of the custodial bank or trust company and it shall also provide for the manner in which the custodial bank or trust company shall confirm the receipt, substitution or release of the collateral. Such agreement shall provide for the frequency of revaluation of collateral by the custodial bank or trust company and the substitution of collateral when a change in the rating of a security causes ineligibility as an "eligible security". Such agreement shall include all provisions deemed necessary and sufficient to secure in a satisfactory manner the Agency's interest in the collateral. Such agreement may also contain such other provisions as the Agency may deem necessary.

"Eligible securities" shall mean any of the following:

(1) Obligations issued by the United States of America, an agency thereof or a United States government sponsored corporation or obligations fully insured or guaranteed to as the payment of principal and interest by the United States of America, an Agency thereof or a United States government sponsored corporation.

(2) Obligations issued or fully guaranteed by the International Bank for Reconstruction and Development, the Inter-American Development Bank, the Asian Development Bank, and the African Development Bank.

(3) Obligations partially insured or guaranteed by any agency of the United States of America, at a proportion of the market value of the obligation that represents the amount of the insurance or guaranty.

(4) Obligations issued or fully insured or guaranteed by this state, obligations issued by a municipal corporation, school district or district corporation of this state or obligations of any public benefit corporation which under a specific state statute may be accepted as security for deposit of public moneys.

(5) Obligations issued by states (other than this state) of the United States rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.

(6) Obligations of Puerto Rico rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.

(7) Obligations of counties, cities and other governmental entities of another state having the power to levy taxes that are backed by the full faith and credit of such governmental entity and rated in one of the three highest rating categories by at least one nationally recognized statistical rating organization.

(8) Obligations of domestic corporations rated in one of the two highest rating categories by at least one nationally recognized statistical rating organization.

(9) Any mortgage related securities, as defined in the Securities Exchange Act of 1934, as amended, which may be purchased by banks under the limitations established by federal bank regulatory agencies.

(10) Commercial paper and bankers' acceptances issued by a bank (other than the bank with which the money is being deposited or invested) rated in the highest short-term category by at least one nationally recognized statistical rating organization and having maturities of not longer than sixty days from the date they are pledged.

(11) Zero-coupon obligations of the United States government marketed as "Treasury STRIPS".

b. Whenever eligible securities delivered to a custodial bank or trust company pursuant to this paragraph are transferred by entries on the books of a federal reserve bank or other book-entry system operated by a federally regulated entity without physical delivery of the evidence of such obligations, the records of the custodial bank or trust company shall show, at all times, the interest of the Agency in such securities or pro rata portion of a pool of eligible securities as set forth in the security agreement.

c. (i) In lieu of or in addition to the deposit of eligible securities, the officers making a deposit may accept an eligible surety bond (as defined below) payable to the Agency as security for the payment of one hundred percent, or an eligible letter of credit (as defined below) payable to the Agency as security for the payment of one hundred forty percent, of the aggregate amount of public deposits from such officers and the agreed upon interest, if any. The terms and conditions of any eligible surety bond shall be approved by the Agency.

"Eligible surety bond" shall mean a bond executed by an insurance company authorized to do business in this state, the claims-paying ability of which is rated in the highest rating category by at least two nationally recognized statistical rating organizations.

"Eligible letter of credit" shall mean an irrevocable letter of credit issued in favor of the Agency for a term not to exceed ninety days by a bank (other than the bank with which the money is being deposited or invested) whose commercial paper and other unsecured short-term debt obligations (or, in the case of a bank which is the principal subsidiary of a holding company, whose holding company's commercial paper and other unsecured short-term debt obligations) are rated in one of the three highest rating categories (based on the credit of such bank or holding company) by at least one nationally recognized statistical rating organization or by a bank (other than the bank with which the money is being deposited or invested) that is in compliance with applicable federal minimum risk-based capital requirements.

(ii) In lieu of or in addition to the deposit of eligible securities, the officers making a deposit may, in the case of an irrevocable letter of credit issued in favor of the Agency by a federal home loan bank whose commercial paper and other unsecured short-term debt obligations are rated in the highest rating category by at least one nationally

recognized statistical rating organization, accept such letter of credit payable to the Agency as security for the payment of one hundred percent of the aggregate amount of public deposits from such officers and the agreed upon interest, if any.

d. For purposes of determining the market value of securities as required above:

(1) The eligible securities described in subparagraphs (8), (10) and (11) of the definition of “eligible securities” shall be valued at eighty percent of their market value.

(2) The eligible securities described in subparagraph (9) of the definition of “eligible securities” shall be valued at seventy percent of their market value.

(3) Of the eligible securities described in subparagraph (5), (6) and (7) of the definition of “eligible securities”, those securities rated in the highest category shall be valued at one hundred percent of their market value; those securities rated in the second highest rating category shall be valued at ninety percent of their market value; and those securities rated in the third highest rating category shall be valued at eighty percent of their market value. When two nationally recognized statistical rating organizations rate a security in two different categories, the security shall be considered to be rated in the higher of the two categories.

Notwithstanding any other provision of law to the contrary, the Treasurer, or other officer authorized by law to make deposits, may, subject to the approval of the Agency, by resolution, enter into a contract with a courier service for the purpose of causing the deposit of public funds with a bank or trust company in accordance with Section 10 of the General Municipal Law.

C. Temporary investments

The Treasurer of the Agency may temporarily invest moneys not required for immediate expenditure, except moneys the investment of which is otherwise provided for by law, in special time deposit accounts in, or certificates of deposit issued by, a bank or trust company located and authorized to do business in this state, provided however, that such time deposit account or certificate of deposit shall be payable within such time as the proceeds shall be needed to meet expenditures for which such moneys were obtained and provided further that such time deposit account or certificate of deposit be secured in the same manner as is provided for securing deposits of Agency funds as set forth above for deposits in excess of the amount insured under the FDIA.

Investments may also be made in obligations of the United States of America or in obligations guaranteed by agencies of the United States of America where the payment of principal and interest are guaranteed by the United States of America or in obligations of the state of New York, or with the approval of the state comptroller in obligations issued pursuant to section 24.00 or 25.00 of the local finance law by any municipality, school district or district corporation other than the Agency.

All investments made pursuant to the immediately preceding paragraph shall be subject to the following conditions:

(1) Such obligations shall be payable or redeemable at the option of the Agency within such times as the proceeds will be needed to meet expenditures for purposes for which the moneys were provided and, in the case of obligations purchased with the proceeds of bonds or notes, shall be payable or redeemable in any event, at the option of the Agency, within two years of the date of purchase. Obligations that are purchased pursuant to a repurchase agreement shall be deemed to be payable or redeemable for purposes of this paragraph on the date on which the purchased obligations are scheduled to be repurchased by the seller thereof. Any obligation that provides for the adjustment of its interest rate on set dates shall be deemed to be payable or redeemable for purposes of this paragraph on the date on which the principal amount can be recovered through demand by the holder thereof.

(2) Such obligations, unless registered or inscribed in the name of the Agency, shall be purchased through, delivered to and held in the custody of a bank or trust company in this state. Such obligations shall be purchased, sold or presented for redemption or payment by such bank or trust company or dealer in obligations only in accordance with prior written authorization from the officer authorized to make the investment. All such transactions shall be confirmed in writing to the Agency by the bank or trust company. All obligations held in the custody of a bank or trust company pursuant to this paragraph shall be held by such bank or trust company pursuant to a written custodial agreement as set forth in paragraph (a) above relating to deposits of amounts in excess of amounts insured under the FDIC.

Notwithstanding any other provision of law, the Agency may authorize the aforementioned officers to turn over the physical custody and safekeeping of the evidences of the investments made under the heading "C. Temporary investments" to (a) any bank or trust company incorporated in this state, or (b) any national bank located in this state, or (c) any private banker duly authorized by the superintendent of banks of this state to engage in business here. All such private bankers shall, as private bankers, maintain a permanent capital of not less than one million dollars in this state. The said officers may direct such bank, trust company or private banker to register and hold any such evidences of investments in its custody, in the name of its nominee. Such officers may deposit or authorize such bank, trust company or private banker, to deposit, or arrange for the deposit of any such evidences of investments with a federal reserve bank or other book-entry transfer system operated by a federally regulated entity to be credited to an account as to which the ownership of, and other interests in, such evidences of investments may be transferred by entries on the books of such federal reserve bank or other book-entry transfer system operated by a federally regulated entity without physical delivery of any such evidences of investments. The records of any such bank, trust company or private banker shall show, at all times, the ownership of such evidences of investments, and they shall, when held in the possession of such bank, trust company or private banker be, at all times, kept separate from the assets of such bank, trust company or private banker. All evidences of investments delivered to a bank, trust company, or private banker pursuant to this paragraph shall be held by such bank, trust company or

private banker pursuant to a written custodial agreement as set forth in paragraph (a) above relating to deposits of amounts in excess of amounts insured under the FDIC. When any such evidences of investments are so registered in the name in the name of a nominee, such bank, trust company or private banker shall be absolutely liable for any loss occasioned by the acts of such nominee with respect to such evidences of investments.

Except as may otherwise be provided in a contract with bond or note holders, any moneys of the Agency authorized to be invested under the heading "C. Temporary investments" may be commingled moneys for investment purposes; provided, however, that any investment of commingled moneys shall be payable or redeemable at the option of the Agency within such time as the proceeds shall be needed to meet expenditures for which such moneys were obtained or as otherwise specifically provided under the heading "C. Temporary investments". The separate identity of the sources of such funds shall at all times be maintained and income received on moneys commingled for the purpose of investment shall be credited on a pro rata basis to the fund or account from which the moneys were invested.

The chief fiscal officer of the Agency shall maintain or cause to be maintained a proper records of all books, notes, securities or other evidences of indebtedness held by or for the Agency for the purpose of investment. Such record shall at least identify the security, the fund for which held, the place where kept and entries shall be made therein showing date of sale other disposition and the amount realized therefrom.

Approved and adopted this 23rd day of March 2022.

Investment Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date : 03/11/2024

Status: CERTIFIED

Certified Date: 03/11/2024

Investment Information

Question		Response	URL (If Applicable)
1.	Has the Authority prepared an Annual Investment Report for the reporting period as required by Section 2925 (6) of PAL?	No	
2.	Are the Authority's investment guidelines reviewed and approved annually?	Yes	
3.	Did the Authority have an independent audit of investments as required by Section 2925(3)(f) of PAL?	No	
4.	Has the Authority's independent auditor issued a management letter to the Authority in connection with its annual audit of investments?	No	

Additional Comments

Procurement Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/11/2024
 Status: CERTIFIED
 Certified Date : 03/11/2024

Procurement Information:

Question		Response	URL (If Applicable)
1.	Does the Authority have procurement guidelines?	Yes	www.cityofutica.com
2.	Are the procurement guidelines reviewed annually, amended if needed, and approved by the Board?	Yes	
3.	Does the Authority allow for exceptions to the procurement guidelines?	Yes	
4.	Does the Authority assign credit cards to employees for travel and/or business purchases?	No	
5.	Does the Authority require prospective bidders to sign a non-collusion agreement?	No	
6.	Does the Authority incorporate a summary of its procurement policies and prohibitions in its solicitation of proposals, bid documents, or specifications for procurement contracts?	No	
7.	Did the Authority designate a person or persons to serve as the authorized contact on a specific procurement, in accordance with Section 139-j(2)(a) of the State Finance Law, "The Procurement Lobbying Act"?	Yes	
8.	Did the Authority determine that a vendor had impermissible contact during a procurement or attempted to influence the procurement during the reporting period, in accordance with Section 139-j(10) of the State Finance Law?	No	
8a.	If Yes, was a record made of this impermissible contact?		
9.	Does the Authority have a process to review and investigate allegations of impermissible contact during a procurement, and to impose sanctions in instances where violations have occurred, in accordance with Section 139-j(9) of the State Finance Law?	No	

CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY
PROCUREMENT POLICY

A. Introduction

1. Scope – In accordance with Article 18-A of the General Municipal Law (the “GML”), Section 104-b of the GML, and the Public Authorities Accountability Act of 2005, the City of Utica Industrial Development Agency (the “Agency”) is required to adopt procurement policies which will apply to the procurement of goods and services not subject to the competitive bidding requirements of Section 103 of the GML and paid for by the Agency for its own use and account.
2. Purpose – Pursuant to Section 104-b of the GML, the primary objectives of this policy are to assure the prudent and economical use of public monies in the best interests of the taxpayers of the City of Utica, to facilitate the acquisition of goods and services of maximum quality at the lowest possible cost under the circumstances and to guard against favoritism, improvidence, extravagance, fraud and corruption.

B. Determination whether competitive bidding is required

Prior to any procurement of goods or services, the chief executive officer of the Agency shall determine in writing whether competitive bidding is required under Section 103 of the GML. Such written determination shall be maintained in the procurement file of the Agency.

Except as described below, competitive bidding is required for all contracts for public work including an expenditure of more than \$20,000 and all purchase contracts involving an expenditure of more than \$10,000.

Notwithstanding the above, competitive bidding is not required (i) for certain purchases made through Oneida County or, to the extent permitted by Section 103(3) of the GML, other counties in the state; (ii) in the case of a public emergency arising out of an accident or other unforeseen occurrence or condition whereby circumstances affecting public buildings, public property or life, health, safety or property of the inhabitants of the City of Utica require immediate action which cannot await competitive bidding; (iii) upon the adoption of a resolution by a vote of at least three-fifths of all the members of the Agency stating that, for reasons of efficiency or economy, there is need for standardization, purchase contracts for a particular type or kind of equipment, material or supplies of more than ten thousand dollars may be awarded by the chief executive officer of the Agency to the lowest responsible bidder furnishing the required security after advertisement for sealed bids therefore in the manner provided in Section 103 of the GML, and such resolution shall contain a full explanation of the reasons for its adoption; (iv) for surplus and second-hand supplies, material or equipment, which may be purchased without competitive bidding from the federal government, the state of New York or from any other political subdivision, districts or public benefit corporation; or (v)

for professional services.

C. Non-bid procurements

1. Procedures for the Purchase of Commodities, Equipment or Goods not exceeding \$20,000.
 - a. Up to \$1,000 – The discretion of the chief executive officer of the Agency or authorized designee.
 - b. Greater than \$1,000 - \$6,000 – Documented verbal quotations from at least three vendors.
 - c. Greater than \$6,000 - \$20,000 – Written/fax quotations from at least three vendors.

2. Procedures for the Purchase of Public Works or Services not exceeding \$35,000.
 - a. Up to \$2000 – The discretion of the chief executive officer of the Agency or authorized designee.
 - b. Greater than \$2,000 - \$10,000 – Documented verbal quotations from at least three vendors.
 - c. Greater than \$10,000 - \$35,000 – Written/fax quotations from at least three vendors.
 - d. Whenever the specified number of quotations cannot or will not be secured, a written explanation therefore shall be maintained in the procurement file.

3. Insurance – All insurance policies shall be procured in accordance with the following procedures:
 - (1) Premium not exceeding \$10,000 – documented telephone quotations from at least three agents (if available).
 - (2) Premium greater than \$10,000 – written quotations/fax or proposals from at least three agents (if available).

4. Exceptions. Alternative proposals or quotations shall not be required for procurements made through:
 - a. GML Section 103 (3) (through county contracts), or
 - b. GML Section 104 (through federal contracts), or
 - c. GML Section 103 (16) (through all municipal contracts), or

- d. State Finance Law Section 175-b (from agencies for the blind or severely handicapped), or
- e. Correction Law Section 186 (articles manufactured in correctional institutions).

5. Professional Services.

Contracts for professional services involve the application of specialized expertise, the use of professional judgment, or a high degree of creativity. Professional services include services which require special education and/or training, license to practice or are creative in nature. Examples are: lawyers, doctors, accountants, engineers and artists. Furthermore, professional service contracts often involve a relationship of personal trust and confidence. Therefore, where competitive bidding is not utilized, the Agency shall, at a minimum, solicit alternative proposals or quotations by request for proposals, or written or verbal quotations, unless such solicitation of alternative proposals or quotations will not be in the best interest of the Agency.

6. Basis for the Award of Contracts – Contracts will be awarded to the lowest responsible dollar offeror who meets the specifications therefore, except in circumstances that the Agency determines justify an award to other than the lowest responsible dollar offeror. In making any such determination, the Agency shall consider relevant factors including, without limitation:

- a. Delivery requirements
- b. Quality requirements
- c. Quality
- d. Past vendor performance
- e. The unavailability of three or more vendors who are able to quote on a procurement.
- f. It may be in the best interests of the Agency to consider only one vendor who has previous expertise with respect to a particular procurement.

7. Documentation

- a. A record of all solicitations for alternative proposals or quotations, the response (if applicable), and any determinations pursuant thereto shall be maintained in the procurement file.
- b. For each procurement by the Agency the chief executive officer of the Agency or authorized designee shall set forth in writing the

category of procurement that is being made and what method of procurement is specified.

- c. The basis for any determination that competitive bidding is not required shall be documented, in writing, by the chief executive officer of the Agency or an authorized designee, and filed with the purchase order or contract therefore.

For those items not subject to competitive bidding, documentation shall include a memo to the files which details why the procurement is not subject to competitive bidding and include, as applicable, a description of the facts and circumstances giving rise to the exception.

- d. Whenever an award is made to other than the lowest responsible dollar offer or the reasons for doing so shall be set forth in writing and maintained in the procurement file.
8. Minority and Women Business Enterprises – The Agency shall comply with all applicable legal requirements relating to the hiring of such businesses.
 9. Input from members of the Agency – Comments concerning the procurement policy shall be solicited from the members of the Agency from time to time.
 10. Annual Review – the Agency shall annually review its procurement policies and procedures.
 11. Unintentional Failure to Comply – The unintentional failure to comply with the provisions of Section 104-b of the GML shall not be grounds to void action taken or give rise to a cause of action against the Agency or any officer thereof.

The Procurement Officer is the sitting Chairperson.

Approved and adopted this 4th day of May 2022.

Procurement Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/11/2024
 Status: CERTIFIED
 Certified Date : 03/11/2024

Procurement Transactions Listing:

1. Vendor Name	Bonadio & Co.	Address Line1	6 Wembley Court
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ALBANY
Award Date	2/1/2023	State	NY
End Date	3/31/2023	Postal Code	12205
Fair Market Value		Plus 4	
Amount	\$7,500.00	Province/Region	
Amount Expended For Fiscal Year	\$7,500.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	audit payment

2. Vendor Name	Fisher Associates	Address Line1	180 Charlotte Street
Type of Procurement	Consulting Services	Address Line2	
Award Process	Authority Contract - Competitive Bid	City	ROCHESTER
Award Date	10/2/2023	State	NY
End Date	8/31/2024	Postal Code	14607
Fair Market Value		Plus 4	
Amount	\$385,600.00	Province/Region	
Amount Expended For Fiscal Year	\$14,524.50	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Consultants for St. Elizabeth's redevelopment plan. UIDA is expecting to pay for 1/2 of study.

Procurement Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

 Run Date: 03/11/2024
 Status: CERTIFIED
 Certified Date : 03/11/2024

3. Vendor Name	NYS Economic Development Counsel	Address Line1	111 Washington Avenue
Type of Procurement	Other Professional Services	Address Line2	
Award Process	Non Contract Procurement/Purchase Order	City	ALBANY
Award Date		State	NY
End Date		Postal Code	12210
Fair Market Value		Plus 4	
Amount		Province/Region	
Amount Expended For Fiscal Year	\$7,930.00	Country	United States
Explain why the Fair Market Value is Less than the Amount		Procurement Description	Membership/Sponsorship/Marketing

Additional Comments

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Governance Information (Authority-Related)

Question	Response	URL(If Applicable)
1. Has the Authority prepared its annual report on operations and accomplishments for the reporting period as required by section 2800 of PAL?	Yes	www.cityofutica.com
2. As required by section 2800(9) of PAL, did the Authority prepare an assessment of the effectiveness of its internal controls?	Yes	www.cityofutica.com
3. Has the lead audit partner for the independent audit firm changed in the last five years in accordance with section 2802(4) of PAL?	No	N/A
4. Does the independent auditor provide non-audit services to the Authority?	No	N/A
5. Does the Authority have an organization chart?	Yes	www.cityofutica.com
6. Are any Authority staff also employed by another government agency?	Yes	City of Utica
7. Does the Authority have Claw Back agreements?	Yes	N/A
8. Has the Authority posted their mission statement to their website?	Yes	www.cityofutica.com
9. Has the Authority's mission statement been revised and adopted during the reporting period?	No	N/A
10. Attach the Authority's measurement report, as required by section 2824-a of PAL and provide the URL?		www.cityofutica.com

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Governance Information (Board-Related)

Question	Response	URL(If Applicable)
1. Has the Board established a Governance Committee in accordance with Section 2824(7) of PAL?	Yes	N/A
2. Has the Board established an Audit Committee in accordance with Section 2824(4) of PAL?	Yes	N/A
3. Has the Board established a Finance Committee in accordance with Section 2824(8) of PAL?	Yes	N/A
4. Provide a URL link where a list of Board committees can be found (including the name of the committee and the date established):		www.cityofutica.com
5. Does the majority of the Board meet the independence requirements of Section 2825(2) of PAL?	Yes	N/A
6. Provide a URL link to the minutes of the Board and committee meetings held during the covered fiscal year		www.cityofutica.com
7. Has the Board adopted bylaws and made them available to Board members and staff?	Yes	www.cityofutica.com
8. Has the Board adopted a code of ethics for Board members and staff?	Yes	www.cityofutica.com
9. Does the Board review and monitor the Authority's implementation of financial and management controls?	Yes	N/A
10. Does the Board execute direct oversight of the CEO and management in accordance with Section 2824(1) of PAL?	Yes	N/A
11. Has the Board adopted policies for the following in accordance with Section 2824(1) of PAL?		
Salary and Compensation	Yes	N/A
Time and Attendance	Yes	N/A
Whistleblower Protection	Yes	N/A
Defense and Indemnification of Board Members	Yes	N/A
12. Has the Board adopted a policy prohibiting the extension of credit to Board members and staff in accordance with Section 2824(5) of PAL?	Yes	N/A
13. Are the Authority's Board members, officers, and staff required to submit financial disclosure forms in accordance with Section 2825(3) of PAL?	Yes	N/A
14. Was a performance evaluation of the board completed?	Yes	N/A
15. Was compensation paid by the Authority made in accordance with employee or union contracts?	No	N/A
16. Has the board adopted a conditional/additional compensation policy governing all employees?	No	
17. Has the board adopted a Uniform Tax Exemption Policy(UTEP) according to Section 874(4) of GML?	Yes	www.cityofutica.com

Annual Report for City of Utica Industrial Development Agency

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Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Board of Directors Listing

Name	Buffa, John	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/28/2008	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Name	Curley, Mark	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	1/4/2018	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Annual Report for City of Utica Industrial Development Agency

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Run Date: 03/20/2024

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Certified Date: 03/20/2024

Name	Gilroy, Vincent	Nominated By	Other
Chair of the Board	Yes	Appointed By	Local
If yes, Chair Designated by	Other	Confirmed by Senate?	No
Term Start Date	3/7/2000	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	

Name	Martin, Emmett	Nominated By	Other
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	2/1/2008	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	Yes
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for City of Utica Industrial Development Agency

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Status: CERTIFIED

Certified Date: 03/20/2024

Name	Zegarelli, John	Nominated By	Local
Chair of the Board	No	Appointed By	Local
If yes, Chair Designated by		Confirmed by Senate?	N/A
Term Start Date	7/25/2012	Has the Board Member/Designee Signed the Acknowledgement of Fiduciary Duty?	Yes
Term Expiration Date	Pleasure of Authority	Complied with Training Requirement of Section 2824?	No
Title		Does the Board Member/Designee also Hold an Elected or Appointed State Government Position?	No
Has the Board Member Appointed a Designee?		Does the Board Member/Designee also Hold an Elected or Appointed Municipal Government Position?	No
Designee Name		Ex-Officio	No

Annual Report for City of Utica Industrial Development Agency

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Run Date: 03/20/2024

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Staff Listing

Name	Title	Group	Department / Subsidiary	Union Name	Bargaining Unit	Full Time/ Part Time	Exempt	Base Annualized Salary	Actual salary paid to the Individual	Over time paid by Authority	Performance Bonus	Extra Pay	Other Compensation/ Allowances/ Adjustments	Total Compensation	Individual also paid by another entity to perform the work of the authority	If yes Is payment made by state or local government
Spaeth, Jack N	Executive Director	Executive				FT	No	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Yes	Yes

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Status: CERTIFIED

Certified Date: 03/20/2024

Benefit Information

During the fiscal year, did the authority continue to pay for any of the above mentioned benefits for former staff or individuals affiliated with the authority after those individuals left the authority?	No
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Board Members

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
Buffa, John	Board of Directors												X	
Curley, Mark	Board of Directors												X	
Gilroy, Vincent	Board of Directors												X	
Martin, Emmett	Board of Directors												X	
Zegarelli, John	Board of Directors												X	

Staff

Name	Title	Severance Package	Payment For Unused Leave	Club Memberships	Use of Corporate Credit Cards	Personal Loans	Auto	Transportation	Housing Allowance	Spousal / Dependent Life Insurance	Tuition Assistance	Multi-Year Employment	None of these benefits	Other
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Annual Report for City of Utica Industrial Development Agency

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Certified Date: 03/20/2024

Subsidiary/Component Unit Verification

Is the list of subsidiaries, as assembled by the Office of the State Comptroller, correct?	Yes
Are there other subsidiaries or component units of the Authority that are active, not included in the PARIS reports submitted by this Authority and not independently filing reports in PARIS?	No

Name of Subsidiary/Component Unit	Status
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Request Subsidiary/Component Unit Change

Name of Subsidiary/Component Unit	Status	Requested Changes
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Request Add Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Establishment Date	Purpose of Subsidiary/Component Unit
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Request Delete Subsidiaries/Component Units

Name of Subsidiary/Component Unit	Termination Date	Reason for Termination	Proof of Termination Document Name
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Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Summary Financial Information

SUMMARY STATEMENT OF NET ASSETS

		Amount
Assets		
Current Assets		
	Cash and cash equivalents	\$1,842,126.00
	Investments	\$0.00
	Receivables, net	\$1,000.00
	Other assets	\$0.00
	Total current assets	\$1,843,126.00
Noncurrent Assets		
	Restricted cash and investments	\$0.00
	Long-term receivables, net	\$0.00
	Other assets	\$0.00
	Capital Assets	
	Land and other nondepreciable property	\$0.00
	Buildings and equipment	\$0.00
	Infrastructure	\$0.00
	Accumulated depreciation	\$0.00
	Net Capital Assets	\$0.00
	Total noncurrent assets	\$0.00
Total assets		\$1,843,126.00
Liabilities		
Current Liabilities		
	Accounts payable	\$112,210.00
	Pension contribution payable	\$0.00
	Other post-employment benefits	\$0.00
	Accrued liabilities	\$0.00
	Deferred revenues	\$0.00
	Bonds and notes payable	\$0.00
	Other long-term obligations due within one year	\$0.00
	Total current liabilities	\$112,210.00
Noncurrent Liabilities		

Annual Report for City of Utica Industrial Development Agency

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	Pension contribution payable		\$0.00
	Other post-employment benefits		\$0.00
	Bonds and notes payable		\$0.00
	Long term leases		\$0.00
	Other long-term obligations		\$0.00
	Total noncurrent liabilities		\$0.00
Total liabilities			\$112,210.00
Net Asset (Deficit)			
Net Assets			
	Invested in capital assets, net of related debt		\$0.00
	Restricted		\$0.00
	Unrestricted		\$1,730,916.00
	Total net assets		\$1,730,916.00

SUMMARY STATEMENT OF REVENUE, EXPENSES AND CHANGES IN NET ASSETS

		Amount
Operating Revenues		
	Charges for services	\$418,240.00
	Rental and financing income	\$0.00
	Other operating revenues	\$510.00
	Total operating revenue	\$418,750.00
Operating Expenses		
	Salaries and wages	\$0.00
	Other employee benefits	\$0.00
	Professional services contracts	\$134,237.00
	Supplies and materials	\$0.00
	Depreciation and amortization	\$0.00
	Other operating expenses	\$21,340.00
	Total operating expenses	\$155,577.00
Operating income (loss)		\$263,173.00
Nonoperating Revenues		
	Investment earnings	\$0.00
	State subsidies/grants	\$0.00
	Federal subsidies/grants	\$0.00

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	Municipal subsidies/grants		\$0.00
	Public authority subsidies		\$0.00
	Other nonoperating revenues		\$10,288.00
	Total nonoperating revenue		\$10,288.00
Nonoperating Expenses			
	Interest and other financing charges		\$0.00
	Subsidies to other public authorities		\$0.00
	Grants and donations		\$0.00
	Other nonoperating expenses		\$0.00
	Total nonoperating expenses		\$0.00
	Income (loss) before contributions		\$273,461.00
Capital contributions			\$0.00
Change in net assets			\$273,461.00
Net assets (deficit) beginning of year			\$1,457,455.00
Other net assets changes			\$0.00
Net assets (deficit) at end of year			\$1,730,916.00

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Current Debt

Question	Response
1.	Did the Authority have any outstanding debt, including conduit debt, at any point during the reporting period?
	No
2.	If yes, has the Authority issued any debt during the reporting period?

New Debt Issuances

Annual Report for City of Utica Industrial Development Agency

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Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Schedule of Authority Debt

Type of Debt			Statutory Authorization(\$)	Outstanding Start of Fiscal Year(\$)	New Debt Issuances(\$)	Debt Retired (\$)	Outstanding End of Fiscal Year(\$)
State Obligation	State Guaranteed						
State Obligation	State Supported						
State Obligation	State Contingent Obligation						
State Obligation	State Moral Obligation						
Other State-Funded	Other State-Funded						
Authority Debt - General Obligation	Authority Debt - General Obligation						
Authority Debt - Revenue	Authority Debt - Revenue						
Authority Debt - Other	Authority Debt - Other						
Conduit		Conduit Debt					
Conduit		Conduit Debt - Pilot Increment Financing					
TOTALS							

Annual Report for City of Utica Industrial Development Agency

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Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Real Property Acquisition/Disposal List

This Authority has indicated that it had no real property acquisitions or disposals during the reporting period.

Annual Report for City of Utica Industrial Development Agency

Fiscal Year Ending: 12/31/2023

Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Personal Property

This Authority has indicated that it had no personal property disposals during the reporting period.

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Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

Property Documents

Question		Response	URL (If Applicable)
1.	In accordance with Section 2896(3) of PAL, the Authority is required to prepare a report at least annually of all real property of the Authority. Has this report been prepared?	No	
2.	Has the Authority prepared policies, procedures, or guidelines regarding the use, awarding, monitoring, and reporting of contracts for the acquisition and disposal of property?	Yes	www.cityofutica.com
3.	In accordance with Section 2896(1) of PAL, has the Authority named a contracting officer who shall be responsible for the Authority's compliance with and enforcement of such guidelines?	Yes	N/A

Annual Report for City of Utica Industrial Development Agency

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Run Date: 03/20/2024

Status: CERTIFIED

Certified Date: 03/20/2024

IDA Projects

General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-17-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	120 Security, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,200.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$6,434.00	
Original Project Code		School Property Tax Exemption	\$6,446.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$2,500,000.00	Total Exemptions	\$16,080.00	
Benefited Project Amount	\$2,250,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00
Not For Profit	No		Local PILOT	\$0.00
Date Project approved	3/7/2017		School District PILOT	\$0.00
Did IDA took Title to Property	No		Total PILOT	\$0.00
Date IDA Took Title to Property			Net Exemptions	\$16,080.00
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes	Project has been terminated.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	120 Bleecker Street	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	120 Security, LLC			
Address Line1	6308 Fly Road	Project Status		
Address Line2				
City	EAST SYRACUSE	Current Year Is Last Year for Reporting	Yes	
State	NY	There is no Debt Outstanding for this Project	Yes	
Zip - Plus4	13057	IDA Does Not Hold Title to the Property	Yes	
Province/Region		The Project Receives No Tax Exemptions	Yes	
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-22-4			
Project Type	Lease	State Sales Tax Exemption	\$16,792.13	
Project Name	1400 Broad, LLC	Local Sales Tax Exemption	\$14,140.75	
		County Real Property Tax Exemption	\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$0.00	
Original Project Code		School Property Tax Exemption	\$0.00	
Project Purpose Category	Wholesale Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,675,000.00	Total Exemptions	\$30,932.88	
Benefited Project Amount	\$1,675,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	8/17/2022	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	10/21/2022	Net Exemptions	\$30,932.88	
Year Financial Assistance is Planned to End	2033	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	6.00	
Address Line1	1400 Broad Street	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	35,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	6.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	42,000.00	
Province/Region		Current # of FTEs	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	3.00	
Applicant Information		Net Employment Change	4.00	
Applicant Name	1400 Broad, LLC	Project Status		
Address Line1	7311 E Main Street			
Address Line2				
City	WESTMORELAND	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13490	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-17-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	167 Gensee LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$9,896.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$19,895.00	
Original Project Code		School Property Tax Exemption	\$19,933.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,872,000.00	Total Exemptions	\$49,724.00	
Benefited Project Amount	\$4,447,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,948.00	\$4,948.00
Not For Profit	No	Local PILOT	\$9,948.00	\$9,948.00
Date Project approved	6/13/2017	School District PILOT	\$9,967.00	\$9,967.00
Did IDA took Title to Property	No	Total PILOT	\$24,863.00	\$24,863.00
Date IDA Took Title to Property		Net Exemptions	\$24,861.00	
Year Financial Assistance is Planned to End	2028	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	167 Genesee Street	Original Estimate of Jobs to be Created	24.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	10.00	
Applicant Name	167 Genesee LLC	Project Status		
Address Line1	167 Genesee Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-20-4				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	1900 Bleecker, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$0.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$0.00	
Original Project Code		School Property Tax Exemption		\$0.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$4,800,000.00	Total Exemptions		\$0.00	
Benefited Project Amount	\$4,103,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	8/4/2020	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	2/9/2021	Net Exemptions		\$0.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Building has not been completed. Anticipate completion in 2023-2024 Project has been terminated				
Location of Project		# of FTEs before IDA Status		0.00	
Address Line1	1900 Bleecker Street	Original Estimate of Jobs to be Created		0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		0.00	
City	UTICA	Annualized Salary Range of Jobs to be Created		0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained		0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		0.00	
Province/Region		Current # of FTEs		0.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		0.00	
Applicant Name	1900 Bleecker, LLC				
Address Line1	6308 Fly Road	Project Status			
Address Line2					
City	EAST SYRACUSE	Current Year Is Last Year for Reporting		Yes	
State	NY	There is no Debt Outstanding for this Project		Yes	
Zip - Plus4	13057	IDA Does Not Hold Title to the Property		Yes	
Province/Region		The Project Receives No Tax Exemptions		Yes	
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	231 Genesee Street, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$20,169.00	
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$40,548.00	
Original Project Code	3002-14-4	School Property Tax Exemption	\$40,624.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,000,000.00	Total Exemptions	\$101,341.00	
Benefited Project Amount	\$5,000,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$756.00	\$756.00
Not For Profit	No	Local PILOT	\$1,520.00	\$1,520.00
Date Project approved	5/16/2019	School District PILOT	\$1,523.00	\$1,523.00
Did IDA took Title to Property	Yes	Total PILOT	\$3,799.00	\$3,799.00
Date IDA Took Title to Property	5/31/2019	Net Exemptions	\$97,542.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes	231 Genesee Street, LLC purchased the Gold Dome II facility in 2019.			
Location of Project		# of FTEs before IDA Status	51.00	
Address Line1	231 Genesee Street	Original Estimate of Jobs to be Created	70.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	86.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	35.00	
Applicant Name	231 Genesee Street, LLC	Project Status		
Address Line1	207 Rockaway Tpke			
Address Line2				
City	LAWRENCE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	11559	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	268 Genesee Street	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,093.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$30,343.00	
Original Project Code		School Property Tax Exemption	\$30,607.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$5,500,000.00	Total Exemptions	\$76,043.00	
Benefited Project Amount	\$5,280,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,528.00	\$4,528.00
Not For Profit	No	Local PILOT	\$9,103.00	\$9,103.00
Date Project approved	2/19/2019	School District PILOT	\$9,182.00	\$9,182.00
Did IDA took Title to Property	Yes	Total PILOT	\$22,813.00	\$22,813.00
Date IDA Took Title to Property	7/16/2019	Net Exemptions	\$53,230.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	268 Genesee Street	Original Estimate of Jobs to be Created	50.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 60,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	156.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	5.00	
Applicant Information		Net Employment Change	156.00	
Applicant Name	268 Genesee Street, LLC	Project Status		
Address Line1	520 Seneca Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-21-4			
Project Type	Lease	State Sales Tax Exemption	\$188,715.00	
Project Name	311 Main Street Holdings LLC	Local Sales Tax Exemption	\$158,917.00	
		County Real Property Tax Exemption	\$5,095.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$10,242.00	
Original Project Code		School Property Tax Exemption	\$10,331.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,740,000.00	Total Exemptions	\$373,300.00	
Benefited Project Amount	\$6,900,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/15/2021	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	11/29/2022	Net Exemptions	\$373,300.00	
Year Financial Assistance is Planned to End	2035	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	10.00	
Address Line1	311 Main Street	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	35,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 70,000.00
State	NY	Original Estimate of Jobs to be Retained	10.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	35,000.00	
Province/Region		Current # of FTEs	38.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	26.00	
Applicant Information		Net Employment Change	28.00	
Applicant Name	311 Main Street Holdings LLC	Project Status		
Address Line1	400 Oriskany St West			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-14-3				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	BG Warehouse, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$50,301.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$101,126.00		
Original Project Code		School Property Tax Exemption	\$102,006.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,294,000.00	Total Exemptions	\$253,433.00		
Benefited Project Amount	\$11,648,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$14,886.00	\$14,886.00	\$14,886.00
Not For Profit	No	Local PILOT	\$29,927.00	\$29,927.00	\$29,927.00
Date Project approved	10/7/2014	School District PILOT	\$30,187.00	\$30,187.00	\$30,187.00
Did IDA took Title to Property	Yes	Total PILOT	\$75,000.00	\$75,000.00	\$75,000.00
Date IDA Took Title to Property	11/18/2014	Net Exemptions	\$178,433.00		
Year Financial Assistance is Planned to End	2026	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	182.00		
Address Line1	2007 Beechgrove Place	Original Estimate of Jobs to be Created	16.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	21,702.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	18,200.00	To: 40,040.00	
State	NY	Original Estimate of Jobs to be Retained	182.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00		
Province/Region		Current # of FTEs	339.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	157.00		
Applicant Name	BG Warehouse, LLC	Project Status			
Address Line1	PO Box 4325				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13501	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-20-1				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Burrstone Road Associates, LLC	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$16,807.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$33,790.00	
Original Project Code		School Property Tax Exemption		\$34,084.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$20,000,000.00	Total Exemptions		\$84,681.00	
Benefited Project Amount	\$19,300,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	4/17/2020	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/15/2020	Net Exemptions		\$84,681.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information			
Notes	Project is not complete. Expected to be finished in 2022. Project is complete.				
Location of Project		# of FTEs before IDA Status		15.00	
Address Line1	117 Business Park Drive	Original Estimate of Jobs to be Created		15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		1,342,756.00	
City	UTICA	Annualized Salary Range of Jobs to be Created		27,800.00	To: 357,800.00
State	NY	Original Estimate of Jobs to be Retained		15.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		134,275.00	
Province/Region		Current # of FTEs		64.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		49.00	
Applicant Name	Burrstone Road Associates, LLC				
Address Line1	1729 Burrstone Road	Project Status			
Address Line2					
City	NEW HARTFORD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13413	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-09-03				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	COLONIAL SQUARE	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$7,163.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$14,400.00		
Original Project Code		School Property Tax Exemption	\$14,525.00		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$3,925,000.00	Total Exemptions	\$36,088.00		
Benefited Project Amount	\$3,925,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$2,915.00	\$2,915.00	
Not For Profit	No	Local PILOT	\$5,822.00	\$5,822.00	
Date Project approved	8/8/2009	School District PILOT	\$5,912.00	\$5,912.00	
Did IDA took Title to Property	No	Total PILOT	\$14,649.00	\$14,649.00	
Date IDA Took Title to Property		Net Exemptions	\$21,439.00		
Year Financial Assistance is Planned to End	2012	Project Employment Information			
Notes	Original estimate of Jobs to be created is based on construction jobs 2017 - Construction of new units has ended thus no more construction jobs will be maintained or created. 7-2018 - The Year financial assistance is planned to end is 2025, not 2012.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	TRENTON ROAD	Original Estimate of Jobs to be Created	46.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	34,171.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	20,800.00	To: 49,920.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13503	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	0.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	"COLONIAL SQUARE, LLC"	Project Status			
Address Line1	105 MAIN STREET				
Address Line2					
City	WHITESBORO	Current Year Is Last Year for Reporting	Yes		
State	NY	There is no Debt Outstanding for this Project	Yes		
Zip - Plus4	13492	IDA Does Not Hold Title to the Property	Yes		
Province/Region		The Project Receives No Tax Exemptions	Yes		
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-20-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Carbone Commercial Property, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$53,783.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$108,128.00	
Original Project Code		School Property Tax Exemption	\$109,068.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$7,775,522.00	Total Exemptions	\$270,979.00	
Benefited Project Amount	\$7,625,522.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,378.00	\$53,789.00
Not For Profit	No	Local PILOT	\$10,813.00	\$10,813.00
Date Project approved	1/7/2020	School District PILOT	\$10,907.00	\$10,907.00
Did IDA took Title to Property	Yes	Total PILOT	\$27,098.00	\$75,509.00
Date IDA Took Title to Property	3/3/2020	Net Exemptions	\$243,881.00	
Year Financial Assistance is Planned to End	2027	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1532 Oriskany Blvd	Original Estimate of Jobs to be Created	8.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	42,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 52,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	7.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	7.00	
Applicant Name	Carbone Commercial Property, LLC	Project Status		
Address Line1	587 Main Street			
Address Line2				
City	NEW YORK MILLS	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13417	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-18-4				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	DePaul Utica, LP	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$53,839.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$108,240.00		
Original Project Code		School Property Tax Exemption	\$109,179.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$19,606,553.00	Total Exemptions	\$271,258.00		
Benefited Project Amount	\$13,170,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$8,313.00		\$8,313.00
Not For Profit	No	Local PILOT	\$16,713.00		\$16,713.00
Date Project approved	9/4/2018	School District PILOT	\$16,306.00		\$16,306.00
Did IDA took Title to Property	Yes	Total PILOT	\$41,332.00		\$41,332.00
Date IDA Took Title to Property	7/18/2019	Net Exemptions	\$229,926.00		
Year Financial Assistance is Planned to End	2049	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	1914 Dwyer Avenue	Original Estimate of Jobs to be Created	14.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	35,000.00	To:	45,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	7.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	7.00		
Applicant Name	DePaul Utica Housing Development Fund Corporation				
Address Line1	1931 Buffalo Road	Project Status			
Address Line2					
City	ROCHESTER	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14624	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-16-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Deerfield Place	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$135,542.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$272,498.00	
Original Project Code		School Property Tax Exemption	\$274,867.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$29,680,000.00	Total Exemptions	\$682,907.00	
Benefited Project Amount	\$2,853,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$27,787.00	\$27,787.00
Not For Profit	No	Local PILOT	\$55,864.00	\$55,864.00
Date Project approved	3/1/2016	School District PILOT	\$56,349.00	\$56,349.00
Did IDA took Title to Property	Yes	Total PILOT	\$140,000.00	\$140,000.00
Date IDA Took Title to Property	3/1/2016	Net Exemptions	\$542,907.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information		
Notes	WellTower NNN Group purchased the Colonial Deerfield property in February 2022.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	Trenton Road	Original Estimate of Jobs to be Created	5.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	50,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	50,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Trenton Road, LLC	Project Status		
Address Line1	300 Jordan Road			
Address Line2				
City	TROY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12180	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-2017-6				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Doyle Hardware Building, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$63,647.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$127,958.00		
Original Project Code		School Property Tax Exemption	\$129,071.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$13,432,169.00	Total Exemptions	\$320,676.00		
Benefited Project Amount	\$11,927,119.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$4,324.00	\$4,324.00	
Not For Profit	No	Local PILOT	\$8,693.00	\$8,693.00	
Date Project approved	10/3/2017	School District PILOT	\$8,769.00	\$8,769.00	
Did IDA took Title to Property	No	Total PILOT	\$21,786.00	\$21,786.00	
Date IDA Took Title to Property		Net Exemptions	\$298,890.00		
Year Financial Assistance is Planned to End	2030	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	300 Main Street	Original Estimate of Jobs to be Created	31.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	30,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 40,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	43.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	43.00		
Applicant Name	Doyle Hardware Building, LLC	Project Status			
Address Line1	5112 W. Taft Road				
Address Line2					
City	LIVERPOOL	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13088	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-20-5				
Project Type	Lease		State Sales Tax Exemption	\$0.00	
Project Name	GSCB LLC		Local Sales Tax Exemption	\$0.00	
			County Real Property Tax Exemption	\$16,471.00	
Project Part of Another Phase or Multi Phase	No		Local Property Tax Exemption	\$33,114.00	
Original Project Code			School Property Tax Exemption	\$33,402.00	
Project Purpose Category	Other Categories		Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,809,325.00		Total Exemptions	\$82,987.00	
Benefited Project Amount	\$15,636,586.00		Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount			Pilot payment Information		
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$0.00	\$0.00
Not For Profit	No		Local PILOT	\$0.00	\$0.00
Date Project approved	11/13/2020		School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	Yes		Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property	5/5/2021		Net Exemptions	\$82,987.00	
Year Financial Assistance is Planned to End	2034		Project Employment Information		
Notes	Project is not yet complete. Expect to begin operation in 2022-2023. Project is operational.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	600 State Street	Original Estimate of Jobs to be Created	42.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	20.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	20.00		
Applicant Name	GSCB LLC	Project Status			
Address Line1	251 Ramblewood Drive				
Address Line2					
City	DEERFIELD	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-17-7				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Harbor Lodging Associates - HOME 2	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$35,067.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$70,499.00	
Original Project Code		School Property Tax Exemption		\$71,112.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$1,100,000.00	Total Exemptions		\$176,678.00	
Benefited Project Amount	\$1,060,000.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds			County PILOT	\$12,273.00	\$12,273.00
Not For Profit	No		Local PILOT	\$24,675.00	\$24,675.00
Date Project approved	11/3/2017		School District PILOT	\$24,889.00	\$24,889.00
Did IDA took Title to Property	Yes		Total PILOT	\$61,837.00	\$61,837.00
Date IDA Took Title to Property	6/18/2019		Net Exemptions	\$114,841.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	Building is still under construction. Employment will start this year.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	125 North Genesee Street	Original Estimate of Jobs to be Created	11.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	23,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	21,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	19.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	19.00		
Applicant Name	Harbor Point Lodging Associates, LLC	Project Status			
Address Line1	11751 East Corning Road				
Address Line2					
City	CORNING	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-12-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Harza Building	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$18,999.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$38,196.00	
Original Project Code		School Property Tax Exemption	\$38,528.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$250,000.00	Total Exemptions	\$95,723.00	
Benefited Project Amount	\$250,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,397.00	\$5,397.00
Not For Profit	No	Local PILOT	\$10,850.00	\$10,850.00
Date Project approved	6/14/2012	School District PILOT	\$10,945.00	\$10,945.00
Did IDA took Title to Property	Yes	Total PILOT	\$27,192.00	\$27,192.00
Date IDA Took Title to Property	8/1/2012	Net Exemptions	\$68,531.00	
Year Financial Assistance is Planned to End	2032	Project Employment Information		
Notes	Employment numbers indicated below reflect tenant employee count and not that of project operator			
Location of Project		# of FTEs before IDA Status	45.00	
Address Line1	175-183 Genesee Street	Original Estimate of Jobs to be Created	45.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	325.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	280.00	
Applicant Name	Adron Building, LLC	Project Status		
Address Line1	185 Genesee Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-2			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Jaychlo, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$7,813.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$15,708.00	
Original Project Code		School Property Tax Exemption	\$15,845.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,860,000.00	Total Exemptions	\$39,366.00	
Benefited Project Amount	\$1,860,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,212.00	\$5,212.00
Not For Profit	No	Local PILOT	\$10,477.00	\$10,477.00
Date Project approved	4/9/2019	School District PILOT	\$10,568.00	\$10,568.00
Did IDA took Title to Property	Yes	Total PILOT	\$26,257.00	\$26,257.00
Date IDA Took Title to Property	6/30/2019	Net Exemptions	\$13,109.00	
Year Financial Assistance is Planned to End	2024	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	110.00	
Address Line1	1821 Broad Street	Original Estimate of Jobs to be Created	10.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 65,000.00
State	NY	Original Estimate of Jobs to be Retained	110.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	40,000.00	
Province/Region		Current # of FTEs	127.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	17.00	
Applicant Name	Jaychlo, LLC	Project Status		
Address Line1	1821 Broad Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-16-2				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lafayette Hotel Associates, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$35,063.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$70,481.00		
Original Project Code		School Property Tax Exemption	\$71,104.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$12,962,000.00	Total Exemptions	\$176,648.00		
Benefited Project Amount	\$11,047,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$10,916.00	\$10,916.00	\$10,916.00
Not For Profit	No	Local PILOT	\$21,946.00	\$21,946.00	\$21,946.00
Date Project approved	2/2/2016	School District PILOT	\$22,137.00	\$22,137.00	\$22,137.00
Did IDA took Title to Property	No	Total PILOT	\$54,999.00	\$54,999.00	\$54,999.00
Date IDA Took Title to Property		Net Exemptions	\$121,649.00		
Year Financial Assistance is Planned to End	2036	Project Employment Information			
Notes					
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	102 Lafayette Street	Original Estimate of Jobs to be Created	20.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 45,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	35.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	35.00		
Applicant Name	Lafayette Hotel Associates, LLC	Project Status			
Address Line1	11751 East Corning Road				
Address Line2					
City	CORNING	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	14830	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-16-7				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Lofts at Globe Mill	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$45,730.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$91,936.00		
Original Project Code		School Property Tax Exemption	\$92,735.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$51,844,024.00	Total Exemptions	\$230,401.00		
Benefited Project Amount	\$46,278,594.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$9,073.00	\$9,073.00	
Not For Profit	No	Local PILOT	\$18,240.00	\$18,240.00	
Date Project approved	9/6/2016	School District PILOT	\$17,795.00	\$17,795.00	
Did IDA took Title to Property	Yes	Total PILOT	\$45,108.00	\$45,108.00	
Date IDA Took Title to Property	3/26/2019	Net Exemptions	\$185,293.00		
Year Financial Assistance is Planned to End	2049	Project Employment Information			
Notes	Project is anticipated to be completed in Fall 2020. Final assessed value will be determined upon completion. Salary ranges have not been determined. PILOT will start in 2020.				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	811 Court Street	Original Estimate of Jobs to be Created	7.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	20,000.00	To: 25,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	5.00		
Applicant Name	Lofts at Globe Mills, LP	Project Status			
Address Line1	9333 N. Meridian Street				
Address Line2					
City	INDIANAPOLIS	Current Year Is Last Year for Reporting			
State	IN	There is no Debt Outstanding for this Project			
Zip - Plus4	46260	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-16-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	MacSpace LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,868.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,808.00	
Original Project Code		School Property Tax Exemption	\$13,928.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$790,000.00	Total Exemptions	\$34,604.00	
Benefited Project Amount	\$790,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,579.00	\$4,579.00
Not For Profit	No	Local PILOT	\$9,206.00	\$9,206.00
Date Project approved	9/6/2016	School District PILOT	\$9,286.00	\$9,286.00
Did IDA took Title to Property	No	Total PILOT	\$23,071.00	\$23,071.00
Date IDA Took Title to Property		Net Exemptions	\$11,533.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	PILOT starts in 2018/2019 year			
Location of Project		# of FTEs before IDA Status	45.00	
Address Line1	266 Genesee Street	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	100,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	50,000.00	To: 150,000.00
State	NY	Original Estimate of Jobs to be Retained	45.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	100,000.00	
Province/Region		Current # of FTEs	16.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-29.00	
Applicant Name	MacSpace LLC	Project Status		
Address Line1	266 Genesee Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Macartovin Apartments	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$20,236.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$40,683.00	
Original Project Code		School Property Tax Exemption	\$41,037.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$21,319,336.00	Total Exemptions	\$101,956.00	
Benefited Project Amount	\$14,226,211.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,725.00	\$7,725.00
Not For Profit	No	Local PILOT	\$15,530.00	\$15,530.00
Date Project approved	5/8/2018	School District PILOT	\$15,152.00	\$15,152.00
Did IDA took Title to Property	Yes	Total PILOT	\$38,407.00	\$38,407.00
Date IDA Took Title to Property	12/1/2019	Net Exemptions	\$63,549.00	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	Project not yet complete. Expected to open in 2021.			
Location of Project		# of FTEs before IDA Status	3.00	
Address Line1	195 Genesee Street	Original Estimate of Jobs to be Created	15.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	38,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	34,731.00	To: 45,225.00
State	NY	Original Estimate of Jobs to be Retained	3.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	38,000.00	
Province/Region		Current # of FTEs	4.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	1.00	
Applicant Name	Macartovin Apartments LLC	Project Status		
Address Line1	400 East Avenue			
Address Line2				
City	ROCHESTER	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	14607	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-19-3				
Project Type	Lease	State Sales Tax Exemption		\$0.00	
Project Name	Mana Properties	Local Sales Tax Exemption		\$0.00	
		County Real Property Tax Exemption		\$4,639.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		\$9,326.00	
Original Project Code		School Property Tax Exemption		\$9,407.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption		\$0.00	
Total Project Amount	\$644,650.00	Total Exemptions		\$23,372.00	
Benefited Project Amount	\$619,250.00	Total Exemptions Net of RPTL Section 485-b		\$0.00	
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		\$0.00	\$0.00
Not For Profit	No	Local PILOT		\$0.00	\$0.00
Date Project approved	5/16/2019	School District PILOT		\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT		\$0.00	\$0.00
Date IDA Took Title to Property	5/1/2020	Net Exemptions		\$23,372.00	
Year Financial Assistance is Planned to End	2029	Project Employment Information			
Notes	As of March 20, 2020 this project has not closed. Anticipated closing date will be around May 1, 2020. PILOT starts in 2021.				
Location of Project		# of FTEs before IDA Status		12.00	
Address Line1	1034 Erie Street	Original Estimate of Jobs to be Created		2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)		35,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created		30,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained		12.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)		35,000.00	
Province/Region		Current # of FTEs		11.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year		0.00	
Applicant Information		Net Employment Change		-1.00	
Applicant Name	Mana Properties	Project Status			
Address Line1	1034 Erie Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-19-4			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Mohawk Hospital Equipment	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$2,400.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$4,825.00	
Original Project Code		School Property Tax Exemption	\$4,867.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$787,500.00	Total Exemptions	\$12,092.00	
Benefited Project Amount	\$787,500.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,400.00	\$2,400.00
Not For Profit	No	Local PILOT	\$4,825.00	\$4,825.00
Date Project approved	5/16/2019	School District PILOT	\$4,867.00	\$4,867.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,092.00	\$12,092.00
Date IDA Took Title to Property	7/11/2019	Net Exemptions	\$0.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	34.00	
Address Line1	247 Elizabeth Street	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	34.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	30,000.00	
Province/Region		Current # of FTEs	26.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-8.00	
Applicant Name	Mohawk Hospital Equipment, Inc.	Project Status		
Address Line1	247 Elizabeth Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-13-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Munson Machinery Company	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$6,723.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$13,516.00	
Original Project Code		School Property Tax Exemption	\$13,633.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,510,000.00	Total Exemptions	\$33,872.00	
Benefited Project Amount	\$800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$5,473.00	\$5,473.00
Not For Profit	No	Local PILOT	\$11,003.00	\$11,003.00
Date Project approved	11/19/2013	School District PILOT	\$11,099.00	\$11,099.00
Did IDA took Title to Property	Yes	Total PILOT	\$27,575.00	\$27,575.00
Date IDA Took Title to Property	11/19/2013	Net Exemptions	\$6,297.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes	PILOT starts in 2015			
Location of Project		# of FTEs before IDA Status	38.00	
Address Line1	210 Seward Avenue	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	41,183.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	31,866.00	To: 50,500.00
State	NY	Original Estimate of Jobs to be Retained	38.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	41,183.00	
Province/Region		Current # of FTEs	51.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	13.00	
Applicant Name	Munson Machinery Company, Inc.	Project Status		
Address Line1	210 Seward Avenue			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-07-01			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	NEW STANLEY THEATER, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$114,290.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$229,771.00	
Original Project Code		School Property Tax Exemption	\$231,769.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$22,500,000.00	Total Exemptions	\$575,830.00	
Benefited Project Amount	\$22,500,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00
Date Project approved	12/18/2006	School District PILOT	\$0.00	\$0.00
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$575,830.00	
Year Financial Assistance is Planned to End	2011	Project Employment Information		
Notes	PILOT should end in June 2026, not 2011 as noted above.			
Location of Project		# of FTEs before IDA Status	15.00	
Address Line1	261 GENESEE STREET	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	161,210.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	16,000.00	To: 16,250.00
State	NY	Original Estimate of Jobs to be Retained	15.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	10.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	-5.00	
Applicant Name	"NEW STANLEY THEATER, LLC"	Project Status		
Address Line1	261 GENESEE STREET			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13501	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-13-2				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Primo Property Management, LLC	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$33,890.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$68,134.00		
Original Project Code		School Property Tax Exemption	\$68,726.00		
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$6,345,000.00	Total Exemptions	\$170,750.00		
Benefited Project Amount	\$3,200,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement	
Federal Tax Status of Bonds		County PILOT	\$25,418.00	\$25,418.00	
Not For Profit	No	Local PILOT	\$51,100.00	\$51,100.00	
Date Project approved	11/19/2013	School District PILOT	\$51,545.00	\$51,545.00	
Did IDA took Title to Property	Yes	Total PILOT	\$128,063.00	\$128,063.00	
Date IDA Took Title to Property	11/19/2013	Net Exemptions	\$42,687.00		
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	PILOT will start in 2016 upon project completion 2017 Employment numbers reflect some of tenants - 24 FTE				
Location of Project		# of FTEs before IDA Status	0.00		
Address Line1	520 Seneca Street	Original Estimate of Jobs to be Created	30.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	45,000.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	40,000.00	To: 50,000.00	
State	NY	Original Estimate of Jobs to be Retained	0.00		
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00		
Province/Region		Current # of FTEs	63.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	63.00		
Applicant Name	Primo Property Management, . LLC	Project Status			
Address Line1	520 Seneca Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13502	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-19-5				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Schmalz Realty	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$1,928.00		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$3,876.00		
Original Project Code		School Property Tax Exemption	\$3,910.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$531,000.00	Total Exemptions	\$9,714.00		
Benefited Project Amount	\$490,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$1.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$0.00	\$0.00	\$0.00
Not For Profit	No	Local PILOT	\$0.00	\$0.00	\$0.00
Date Project approved	6/14/2019	School District PILOT	\$0.00	\$0.00	\$0.00
Did IDA took Title to Property	Yes	Total PILOT	\$0.00	\$0.00	\$0.00
Date IDA Took Title to Property	5/12/2020	Net Exemptions	\$9,714.00		
Year Financial Assistance is Planned to End	2023	Project Employment Information			
Notes	Closing is expected within the next two months.				
Location of Project		# of FTEs before IDA Status	20.00		
Address Line1	1714 Bleecker Street	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00	
State	NY	Original Estimate of Jobs to be Retained	20.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	37,000.00		
Province/Region		Current # of FTEs	8.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	-12.00		
Applicant Name	Schmalz Realty	Project Status			
Address Line1	1714 Bleecker Street				
Address Line2					
City	UTICA	Current Year Is Last Year for Reporting			
State	NY	There is no Debt Outstanding for this Project			
Zip - Plus4	13501	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT		Payment Information	
Project Code	3002-18-2				
Project Type	Lease	State Sales Tax Exemption	\$0.00		
Project Name	Schuyler Commons	Local Sales Tax Exemption	\$0.00		
		County Real Property Tax Exemption	\$103,474.00		
Project Part of Another Phase or Multi Phase	Yes	Local Property Tax Exemption	\$208,027.00		
Original Project Code	3002-07-03	School Property Tax Exemption	\$209,835.00		
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00		
Total Project Amount	\$25,800,000.00	Total Exemptions	\$521,336.00		
Benefited Project Amount	\$25,800,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00		
Bond/Note Amount		Pilot payment Information			
Annual Lease Payment	\$0.00			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$37,147.00		\$37,147.00
Not For Profit	No	Local PILOT	\$74,682.00		\$74,682.00
Date Project approved	6/14/2018	School District PILOT	\$75,331.00		\$75,331.00
Did IDA took Title to Property	No	Total PILOT	\$187,160.00		\$187,160.00
Date IDA Took Title to Property		Net Exemptions	\$334,176.00		
Year Financial Assistance is Planned to End	2037	Project Employment Information			
Notes	This project operator purchased the Senior Development facility.				
Location of Project		# of FTEs before IDA Status	5.00		
Address Line1	1776 Independence Square	Original Estimate of Jobs to be Created	0.00		
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00		
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To:	0.00
State	NY	Original Estimate of Jobs to be Retained	5.00		
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	38,000.00		
Province/Region		Current # of FTEs	5.00		
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00		
Applicant Information		Net Employment Change	0.00		
Applicant Name	Livingston Street Acquisitions, LLC	Project Status			
Address Line1	555 East Lancaster Avenue				
Address Line2					
City	RADNOR	Current Year Is Last Year for Reporting			
State	PA	There is no Debt Outstanding for this Project			
Zip - Plus4	19087	IDA Does Not Hold Title to the Property			
Province/Region		The Project Receives No Tax Exemptions			
Country	USA				

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-22-2			
Project Type	Tax Exemptions	State Sales Tax Exemption	\$608.00	
Project Name	Sturges Manufacturing Company Inc.	Local Sales Tax Exemption	\$723.00	
		County Real Property Tax Exemption		
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption		
Original Project Code		School Property Tax Exemption		
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$1,938,250.00	Total Exemptions	\$1,331.00	
Benefited Project Amount	\$1,903,250.00	Total Exemptions Net of RPTL Section 485-b		
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment			Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT		
Not For Profit		Local PILOT		
Date Project approved	3/23/2022	School District PILOT		
Did IDA took Title to Property	No	Total PILOT	\$0.00	\$0.00
Date IDA Took Title to Property		Net Exemptions	\$1,331.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	66.00	
Address Line1	2012 Sunset Avenue	Original Estimate of Jobs to be Created	0.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	0.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	0.00	To: 0.00
State	NY	Original Estimate of Jobs to be Retained	66.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	48,000.00	
Province/Region		Current # of FTEs	66.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	0.00	
Applicant Name	Sturges Manufacturing Company Inc.	Project Status		
Address Line1	2030 Sunset Avenue			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-13-			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	United Auto Parts	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$15,425.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$31,011.00	
Original Project Code		School Property Tax Exemption	\$31,281.00	
Project Purpose Category	Retail Trade	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$4,400,000.00	Total Exemptions	\$77,717.00	
Benefited Project Amount	\$4,400,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$12,340.00	\$12,340.00
Not For Profit	No	Local PILOT	\$24,809.00	\$24,809.00
Date Project approved	4/1/2013	School District PILOT	\$25,024.00	\$25,024.00
Did IDA took Title to Property	No	Total PILOT	\$62,173.00	\$62,173.00
Date IDA Took Title to Property		Net Exemptions	\$15,544.00	
Year Financial Assistance is Planned to End	2023	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	11.00	
Address Line1	1002 Oswego Street	Original Estimate of Jobs to be Created	48.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	25,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	22,000.00	To: 30,000.00
State	NY	Original Estimate of Jobs to be Retained	11.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	25,000.00	
Province/Region		Current # of FTEs	51.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	40.00	
Applicant Name	1002 Oswego Street, LLC	Project Status		
Address Line1	450 Tracy Street			
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13204	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-3			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Property Development LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$82,020.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$164,895.00	
Original Project Code		School Property Tax Exemption	\$166,328.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$13,045,819.00	Total Exemptions	\$413,243.00	
Benefited Project Amount	\$11,775,753.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$4,962.00	\$4,962.00
Not For Profit	No	Local PILOT	\$9,976.00	\$9,976.00
Date Project approved	9/18/2018	School District PILOT	\$10,062.00	\$10,062.00
Did IDA took Title to Property	No	Total PILOT	\$25,000.00	\$25,000.00
Date IDA Took Title to Property		Net Exemptions	\$388,243.00	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	PILOT and taxes start 20-21. Project is located on Utica College campus.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	1600 Burrstone Road	Original Estimate of Jobs to be Created	2.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	20,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	15,000.00	To: 25,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	3.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	3.00	
Applicant Name	Utica Property Development LLC	Project Status		
Address Line1	302 Washington Avenue Ext			
Address Line2				
City	ALBANY	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	12203	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-18-5			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Sunset Associates LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$16,271.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$32,711.00	
Original Project Code		School Property Tax Exemption	\$32,996.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$19,077,068.00	Total Exemptions	\$81,978.00	
Benefited Project Amount	\$13,734,174.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,639.00	\$2,639.00
Not For Profit	No	Local PILOT	\$5,623.00	\$5,623.00
Date Project approved	12/12/2018	School District PILOT	\$5,507.00	\$5,507.00
Did IDA took Title to Property	Yes	Total PILOT	\$13,769.00	\$13,769.00
Date IDA Took Title to Property	10/1/2019	Net Exemptions	\$68,209.00	
Year Financial Assistance is Planned to End	2050	Project Employment Information		
Notes	Project not yet completed. Will lease up in 2021.			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	2513 Sunset Avenue	Original Estimate of Jobs to be Created	12.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	31,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	28,000.00	To: 35,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	16.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	16.00	
Applicant Name	Utica Sunset Associates LLC	Project Status		
Address Line1	125 Business Park Drive			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-21-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Utica Travelers Building LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$10,318.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$20,744.00	
Original Project Code		School Property Tax Exemption	\$20,925.00	
Project Purpose Category	Other Categories	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$10,675,000.00	Total Exemptions	\$51,987.00	
Benefited Project Amount	\$9,026,109.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$1.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$7,293.00	\$7,293.00
Not For Profit	No	Local PILOT	\$14,662.00	\$14,662.00
Date Project approved	5/12/2021	School District PILOT	\$14,790.00	\$14,790.00
Did IDA took Title to Property	Yes	Total PILOT	\$36,745.00	\$36,745.00
Date IDA Took Title to Property	6/23/2021	Net Exemptions	\$15,242.00	
Year Financial Assistance is Planned to End	2034	Project Employment Information		
Notes	Project is not yet completed. Expected to be operational in 2022-2023			
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	70 Genesee Street	Original Estimate of Jobs to be Created	20.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	37,500.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	25,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	18.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	18.00	
Applicant Name	Utica Travelers Building LLC	Project Status		
Address Line1	100 Madison Street - Suite 1905			
Address Line2				
City	SYRACUSE	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13202	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-14-6			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	VEND-Uti Property Mgmt, LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$3,765.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$7,569.00	
Original Project Code		School Property Tax Exemption	\$7,635.00	
Project Purpose Category	Manufacturing	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$492,000.00	Total Exemptions	\$18,969.00	
Benefited Project Amount	\$480,000.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$2,510.00	\$2,510.00
Not For Profit	No	Local PILOT	\$5,046.00	\$5,046.00
Date Project approved	12/2/2014	School District PILOT	\$5,090.00	\$5,090.00
Did IDA took Title to Property	Yes	Total PILOT	\$12,646.00	\$12,646.00
Date IDA Took Title to Property	2/3/2015	Net Exemptions	\$6,323.00	
Year Financial Assistance is Planned to End	2026	Project Employment Information		
Notes	Property was purchased and PILOT assumed at years (2021) end by Hemstroughts, Inc.			
Location of Project		# of FTEs before IDA Status	13.00	
Address Line1	900 Oswego Street	Original Estimate of Jobs to be Created	6.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	18,720.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	15,000.00	To: 20,000.00
State	NY	Original Estimate of Jobs to be Retained	12.00	
Zip - Plus4	13502	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	15,000.00	
Province/Region		Current # of FTEs	31.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	18.00	
Applicant Name	VEND-Uti Property Management Co, LLC	Project Status		
Address Line1	900 Oswego Street			
Address Line2				
City	UTICA	Current Year Is Last Year for Reporting		
State	NY	There is no Debt Outstanding for this Project		
Zip - Plus4	13502	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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General Project Information		Project Tax Exemptions & PILOT	Payment Information	
Project Code	3002-16-1			
Project Type	Lease	State Sales Tax Exemption	\$0.00	
Project Name	Vecino Group New York LLC	Local Sales Tax Exemption	\$0.00	
		County Real Property Tax Exemption	\$17,823.00	
Project Part of Another Phase or Multi Phase	No	Local Property Tax Exemption	\$35,831.00	
Original Project Code		School Property Tax Exemption	\$36,142.00	
Project Purpose Category	Services	Mortgage Recording Tax Exemption	\$0.00	
Total Project Amount	\$9,583,751.00	Total Exemptions	\$89,796.00	
Benefited Project Amount	\$6,811,165.00	Total Exemptions Net of RPTL Section 485-b	\$0.00	
Bond/Note Amount		Pilot payment Information		
Annual Lease Payment	\$0.00		Actual Payment Made	Payment Due Per Agreement
Federal Tax Status of Bonds		County PILOT	\$3,991.00	\$3,991.00
Not For Profit	No	Local PILOT	\$8,023.00	\$8,023.00
Date Project approved	11/17/2015	School District PILOT	\$8,093.00	\$8,093.00
Did IDA took Title to Property	No	Total PILOT	\$20,107.00	\$20,107.00
Date IDA Took Title to Property		Net Exemptions	\$69,689.00	
Year Financial Assistance is Planned to End	2047	Project Employment Information		
Notes				
Location of Project		# of FTEs before IDA Status	0.00	
Address Line1	327-331 Bleecker Street	Original Estimate of Jobs to be Created	3.00	
Address Line2		Average Estimated Annual Salary of Jobs to be Created(at Current Market rates)	40,000.00	
City	UTICA	Annualized Salary Range of Jobs to be Created	30,000.00	To: 50,000.00
State	NY	Original Estimate of Jobs to be Retained	0.00	
Zip - Plus4	13501	Estimated Average Annual Salary of Jobs to be Retained(at Current Market rates)	0.00	
Province/Region		Current # of FTEs	5.00	
Country	United States	# of FTE Construction Jobs during Fiscal Year	0.00	
Applicant Information		Net Employment Change	5.00	
Applicant Name	Vecino Group New York LLC	Project Status		
Address Line1	305 W Commercial			
Address Line2				
City	SPRINGFIELD	Current Year Is Last Year for Reporting		
State	MO	There is no Debt Outstanding for this Project		
Zip - Plus4	65803	IDA Does Not Hold Title to the Property		
Province/Region		The Project Receives No Tax Exemptions		
Country	USA			

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IDA Projects Summary Information:

Total Number of Projects	Total Exemptions	Total PILOT Paid	Net Exemptions	Net Employment Change
36	\$5,587,792.88	\$1,173,541.00	\$4,414,251.88	999

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Additional Comments



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

Utica Industrial Development Agency
1 Kennedy Plaza, Utica, New York 13502
(315)792-0195 fax: (315)797-6607

VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

Agenda

Utica Industrial Development Agency
Annual Meeting – Wednesday, April 3, 2024 @ 9:30am
City Hall, Utica, New York via WebEx

- I. Call to Order
- II. Approval of Minutes (March 22, 2023)
- III. Old Business
 - A. Confirmation and Nomination of Officers
 - B. Ratification and Confirmation of all actions taken by UIDA in 2023
- IV. New Business
 - A.
- V. Executive Session (if required)
- VI. Adjourn

Members of the public may listen to the Governance Committee meeting by calling 1-408-418-9388, Access code: 2630 556 8546 or joining the meeting at Meeting link: <https://cityofutica.webex.com/cityofutica/j.php?MTID=m30aefd92390234ab0390e05ec5f4a78f>
Meeting password: egPw3y7V62K

The Minutes of the Agency meeting will be transcribed and posted on the UIDA website.