



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

April 17, 2020 8:30a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, 1 Kennedy Plaza, Utica, NY – Conference Call via WebEx

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

Member Excused:

Also Present: Jack Spaeth (Executive Director), Linda Romano (BS&K – Agency Counsel)

Others: Rick Wilson and Dave Smith (Slocum-Dickson)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:40a.m. The Finance, Governance and Audit Committees, as they consist of sitting Agency members, meet as a committee of the whole, and in doing such, meet at every meeting.

2) APPROVAL OF MINUTES: A motion was made by Mr. Buffa, seconded by Mr. Curley, to approve the minutes of the March 3, 2020 meeting. All in favor.

3A) OLD BUSINESS: PARIS Reports

Mr. Spaeth provided Agency members with the following reports for approval: Procurement, Investment and Annual Report and the Audit.

As such, Mr. Buffa made a motion, seconded by Mr. Curley to approve the 2019 Procurement, Investment and Annual Reports and the Audit. All in favor.

4A) NEW BUSINESS – Slocum-Dickson

Mr. Spaeth reviewed the project and turned the conversation over to Mr. Wilson. Mr. Wilson gave an overview of the building in the Utica Business Park as having 82,000sf of space with 50,000sf on the first floor and a two-level section with 16,000sf on each floor. Mr. Wilson added that they are anticipating creating a women's and children's center that would incorporate a Pediatric Urgent Care of which there is none in the immediate area. Radiology, Back & Spine center as well as a call center are also being considered for the space. It is anticipated that 15 new jobs (doctors and nursing staff) will be added along with 15 moving from their current location. A new entry will be constructed for patient drop-off. As this represented a deviation from the UIDA's policy, Mr. Spaeth added that the reasons for deviation include re-use of a building that has been empty for 10-12 years, increased taxes through a higher assessed value and services not found in the immediate area. Mr. Spaeth added that the

recommended PILOT for this project should be for ten years at 0, 0, 0, 0, 30, 40, 50, 60, 70, and 80% in the tenth and final year.

As such, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve an inducement resolution relating to the Burrstone Road Associates, LLC (Slocum Dickson Medical Group) Facility, granting preliminary approval for financial assistance to a retail facility (sales tax, mortgage recording tax and 10-year PILOT) which is a deviation from Uniform Tax Exemption Policy, and authorizing the IDA to conduct a public hearing.

Also, Mr. Buffa made a motion, seconded by Mr. Curley to approve the project as a deviation from the Agency's Uniform Tax Exempt Policy. All in favor.

Also, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve a SEQR resolution relating to the Burrstone Road Associates, LLC (Slocum Dickson Medical Group) Facility. The IDA is acting as lead agency for the environmental review. All in favor.

5) EXECUTIVE SESSION: not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Zegarelli made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 8:57am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, May 5, 2020 at 8:30am.