



# CITY OF UTICA

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

VINCENT GILROY,

JACK N. SPAETH  
EXECUTIVE DIRECTOR

August 4, 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), Laura Ruberto (BS&K – Agency Counsel)

**Others:** Mike Fogel, Esq (attorney for 1900 Bleecker, LLC and Bowers Development)

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 8:33a.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. Zegarelli, seconded by Mr. Curley, to approve the minutes of the May 15, 2020 meeting. All in favor.

### **3A) OLD BUSINESS: Harbor Point Lodging Associates, LLC**

Mr. Spaeth, having previously polled Agency members upon a request to extend the sales tax exemption for the HOME2 project out until September 2020 (letter attached), asked the Chairman for a motion to pass the resolution.

As such, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve the extension of the sales tax exemption until September 2020 for the HOME2 project. All in favor.

### **4A) NEW BUSINESS – 1900 Bleecker, LLC**

Mr. Spaeth reviewed the project and introduced Mike Fogel, Esq.

Mr. Fogel explained that the project located at 1900 Bleecker Street would cost around \$4.8M and would house a manufacturing or warehousing business. The building currently consists of 225,000sf and would be reduced down to 84,000sf which includes new building fabric. The second floor's floor will be removed in order to create 24-30 foot ceiling heights. Perspective tenants have been identified and negotiations are to include 50 jobs. Demolition is ongoing and completion of the project is expected in 2021. Ms. Ruberto asked about abandonment of an existing facility as it pertains to the perspective

tenant. If there is abandonment, the UIDA would be required to notify the local taxing jurisdictions. The question was asked as to the status of the 253 New Century building. Mr. Fogel does not address tenancy and could not answer.

As such and after some discussion, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve an inducement resolution relating to the 1900 Bleecker, LLC Facility, granting preliminary approval for financial assistance to a warehouse facility (sales tax, mortgage recording tax and 10-year PILOT (0,0,25,30,40,50,50,60,70,80)) which is a deviation from Uniform Tax Exemption Policy, and authorizing the IDA to conduct a public hearing. Inducement of this project is subject to project updates. All in favor.

Also, Mr. Curley made a motion, seconded by Mr. Buffa to approve a SEQR resolution relating to the 1900 Bleecker, LLC Facility. The Utica Planning Board 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. Curley made a motion to adjourn, seconded by Mr. Martin and the meeting was adjourned at 9:02am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, September 1, 2020 at 8:30am.