



CITY OF UTICA

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

ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR.
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

February 8, 2023 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Mark Curley, John Zegarelli, Emmett Martin

Excused: Vin Gilroy, John Buffa

Also Present: Jack Spaeth (Executive Director), Laura Ruberto (BSK – Agency Counsel)

Others:

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Curley at 9:10a.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. Martin, to approve the minutes of the December 14, 2022 meeting. All in favor.

3A) OLD BUSINESS – Impact Utica – Chancellor Broad LLC (Chancellor Apartments)

Mr. Spaeth noted the need to pass a final resolution for this project.

As such, Mr. Martin made a motion, seconded by Mr. Zegarelli to pass a final authorizing resolution relating to the Impact Utica – Chancellor Broad LLC (Chancellor Apartments) Facility, approving financial assistance in the form of exemptions from sales tax (valued at \$875,000) and real property tax abatement (valued at \$5,784,640), which financial assistance is a deviation from the Agency’s Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to counsel review. All in favor.

3B) OLD BUSINESS – Impact Utica – Chancellor Broad LLC (Broad St. Apartments)

Mr. Spaeth noted the need to pass a final resolution for this project.

As such, Mr. Zegarelli made a motion, seconded by Mr. Martin to pass a final authorizing resolution relating to the Impact Utica – Chancellor Broad LLC (Broad Street Apartments) Facility, approving financial assistance in the form of exemptions from sales tax (valued at \$1,750,000) and real property tax abatement (valued at \$5,219,664), which financial assistance is a deviation from the Agency’s

Uniform Tax Exemption Policy and authorizing the form and execution of related documents, subject to counsel review. All in favor.

3C) OLD BUSINESS – Johnson Park Green Living LLC

Mr. Spaeth reminded the Board of the amended application materials that were submitted. The Board accepted those changes. No motion was required.

4A) NEW BUSINESS – none

5) EXECUTIVE SESSION:

A motion was made by Mr. Martin, seconded by Mr. Curley to enter Executive Session at 9:14am for the purpose of pending litigation.

A motion was made by Mr. Zegarelli, seconded by Mr. Martin to exit Executive Session at 9:32am.

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Martin made a motion to adjourn, seconded by Mr. Zegarelli and the meeting was adjourned at 9:33am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, March 22, 2023 at 9:00am at City Hall via WebEx and in-person.