



# CITY OF UTICA

Utica Industrial Development Agency  
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**ROBERT M. PALMIERI**  
MAYOR

VINCENT GILROY, JR  
CHAIRMAN

JACK N. SPAETH  
EXECUTIVE DIRECTOR

March 22, 2023 9:10a.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 (in person) and Linda Romano (via telephone) (BSK – Agency Counsel)

**Others:**

## **DUE TO TECHNICAL DIFFICULTIES, NO TRANSCRIPT OR VIDEO IS AVAILABLE**

**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 February 8, 2023 meeting. All in favor.

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

Mr. Spaeth noted that due to provisions in the banking documents for this project, the dates for construction commencement and completion have been moved to March 2023 and March 2025. No resolution is needed.

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

Mr. Spaeth noted that due to provisions in the banking documents for this project, the dates for construction commencement and completion have been moved to March 2023 and March 2025. No resolution is needed.

### **3C) OLD BUSINESS – 1900 Bleecker LLC**

Mr. Spaeth informed the Agency members that 1900 Bleecker, LLC has not paid their annual administrative fee (due in November 2022), have let their insurance lapse (on March 3, 2023), and have

not submitted their Annual Report for this project.

As such, Mr., Zegarelli made a motion, seconded by Mr. Martin to enter Executive Session at 9:17am to discuss legal proceedings.

Mr. Curley made a motion, seconded by Mr. Zegarelli to exit Executive Session at 9:27am.

Upon exiting Executive Session, Mr. Zegarelli made a motion, seconded by Mr. Martin to consider a resolution to terminate the Leaseback and PILOT for the 1900 Bleecker, LLC project. All in favor.

**4A) NEW BUSINESS – Governance Committee – ABO Documents**

Mr. Curley made a motion, seconded by Mr. Martin to start the Governance Committee meeting at 9:28am.

Mr. Curley made a motion, seconded by Mr. Zegarelli to approve the following ABO required documents: Annual, Procurement and Investment Reports, Effectiveness of Internal Controls, Mission and Measurement Report, Operations and Accomplishments and By-Laws along with the Procurement and Investment Policies. All in favor.

Mr. Zegarelli made a motion, seconded by Mr. Martin to end the Governance Committee meeting at 9:29am.

**4B) NEW BUSINESS – Audit Committee – 2022 UIDA Audit**

Mr. Zegarelli made a motion, seconded by Mr. Curley to start the Audit Committee meeting at 9:29am.

Mr. Zegarelli made a motion, seconded by Mr. Curley to approve the 2022 Audit. All in favor.

Mr. Martin made a motion, seconded by Mr. Zegarelli to end the Audit Committee meeting at 9:30am.

**4C) NEW BUSINESS – Update on Project Review**

Mr. Spaeth informed Agency members that he has been accumulating the employment data and getting responses from project operators that are below the Agency's 85% acceptance measure and will present at the April meeting.

**5) EXECUTIVE SESSION:**

Noted above

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Curley made a motion to adjourn, seconded by Mr. Zegarelli and the meeting was adjourned at 9:32am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, April 5, 2023 at 9:00am at City Hall via WebEx and in-person.