

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



UTICA INDUSTRIAL DEVELOPMENT AGENCY
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August 7, 2024 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, Emmett Martin, John Zegarelli, Steve Deery

Excused: John Buffa

Also Present: Jack Spaeth (Executive Director), Linda Romano and Laura Ruberto – BSK agency counsel

Others: Bob Calli (People First)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 9:02a.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. Martin, seconded by Mr. Zegarelli, to approve the minutes of the May 17, 2024 meeting. All in favor.
A motion was made by Mr. Zegarelli, seconded by Mr. Martin, to approve the minutes of the April 3, 2024 meeting. All in favor.

3A) OLD BUSINESS – Sales Tax Exemption extensions

Mr. Spaeth noted that the following companies: 1400 Broad, LLC, People First – Broad and Chancellor and Hotel Street Owners requested extensions of their STE within the time of their anticipated construction timeframes and were approved by consensus of the Board members.

A motion was made by Mr. Zegarelli, seconded by Mr. Deery to ratify those extensions for the above named. All in favor.

3B) OLD BUSINESS – Historical Park Apartments

Mr. Spaeth stated that the HPA applicant originally when induced on October 2023, was looking to secure tax-exempt bonds for their redevelopment project. As they were unable to secure the allocation they needed, they switched to traditional NYS HCR/HFA financing. Also noted, was that the applicant is requesting a 35-year PILOT versus a 30 year as required by the state agency to be co-terminus with their funding schedule.

As such, Mr. Zegarelli made a motion, seconded by Mr. Deery to approve an inducement resolution relating to the HP Utica Preservation LLC Facility, providing preliminary approval for financial assistance in the form of a reduction of real property taxes for a period of 35 years (value estimated at \$527,482), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy and authorizing the Agency to conduct a public hearing.

4C) NEW BUSINESS – People First – AMP 1

Mr. Spaeth gave a brief overview of the AMP 1 project and then introduced Bob Calli of People First. Mr. Calli stated that PF is in a position to transform their portfolio. In particular will be the three apartment complexes of ND Peters, Adrean Terrace and FX Matt where by they will be demolished and new buildings will be erected in two phases. There are currently 361 units that will increase to 425. The project is waiting for SHPO approval for the ability to demo all buildings. A meeting last Friday provided AMP 1 with some comfort that approval will be given. The applicant is requesting a 3.5% of Effective Gross Income PILOT which represents a deviation of the typical 7% due to the financing structure which includes a 9% LIHTC option which expires on September 18th. Mr. Calli noted that all MHA/People First buildings pay taxes via a Cooperation Agreement with the City of Utica. The question was asked about tenant relocation during construction. Mr. Calli noted there are 1000 tenants in the facilities. The 1st phase will be for 28 units. No lease-up is going on at this time in order to leave units empty. Relocation of further tenants may involve the Broad Street project and the use of an outside company that assists with tenant relocation. The project will also include some funding from the City of Utica's HOME program.

The AMP 1 project is waiting for the City Planning Board to take formal action on the SEQR and to render their decision. To that point, the UIDA will hold a special meeting on August 21st in order to induce the project and to approve the SEQR resolution, among other items.

5) EXECUTIVE SESSION:

Not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Deery made a motion to adjourn, seconded by Mr. Zegarelli and the meeting was adjourned at 9:27am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, September 4, 2024 at 9:00am at City Hall via WebEx and in-person.

The next special meeting of the Utica Industrial Development Agency is scheduled for Wednesday, August 21, 2024 at 9:00am at City Hall via WebEx and in-person.