

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



UTICA INDUSTRIAL DEVELOPMENT AGENCY
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January 15, 2025 8:30a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, John Zegarelli, John Buffa

Excused: Emmett Martin, Steve Deery

Also Present: Jack Spaeth (Executive Director), Linda Romano - BSK agency counsel (via WebEx)

Others: David Mazloom – BG Warehouse

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:30a.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. Zegarelli, to approve the minutes of the December 11, 2024 meeting. All in favor.

3A) OLD BUSINESS – Utica Harbor Lodging Group, LLC

Mr. Spaeth explained that the PILOT for this project has changed from percentage based to a fixed payment. All other aspects of the original project proposed in the December 2024 meeting are the same.

As such, Mr. Buffa made a motion, seconded by Mr. Zegarelli to adopt an inducement resolution relating to the Utica Harbor Lodging Group, LLC Facility (a) making a determination relating to SEQR; (b) making a finding that the Residential Project will create employment opportunities and prevent economic deterioration in the City of Utica; (c) granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$2,143,751), exemptions from mortgage recording tax (valued at \$261,000) and reduction of real property tax for a period of 24 years (valued at \$14,870,649), which proposed financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy; and (d) authorizing the Agency to schedule a public hearing. All in favor.

3B) OLD BUSINESS – Historical Park Apartments

Mr. Spaeth explained that the company has changed financial institutions to Graystone Bank. All other aspects of the project remain the same.

There being no further questions, Mr. Zegarelli made a motion, seconded by Mr. Buffa to adopt a resolution relating to the Historical Park Apartments Facility, authorizing the Agency to mortgage its leasehold interest in the Facility to Graystone Bank and approving the form and execution of related documents, subject to counsel review. The Company is not requesting mortgage recording tax exemptions.

4A) NEW BUSINESS – BG Warehouse, LLC

Mr. Spaeth gave a brief overview of the project and then introduced Mr. Mazloom who gave further details. Mr. Mazloom stated that the largest tenant in the building is Trenton Technology who is looking to renovate and occupy 60,000sf of space from a tenant that relocated. All mechanicals in that space will be updated as well as new manufacturing equipment to the tune of approximately \$6M. Other tenant's spaces will also be renovated.

After little discussion, Mr. Buffa made a motion, seconded by Mr. Zegarelli to approve an inducement resolution relating to the BG Warehouse, LLC Facility (a) making a determination relating to SEQR; (b) granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$131,250) and reduction of real property tax for a period of 5 years (valued at \$687,002), which proposed financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy; and (c) authorizing the Agency to schedule a public hearing. 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. Buffa and the meeting was adjourned at 8:37am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, February 5, 2025 at 8:30am at City Hall via WebEx and in-person.