

Utica Industrial Development Agency 2019 Operations and Accomplishments

Operations:

Maintained conformity to PAAA – updated website, implemented needed reports
Continued to engage local business owners and developers as to expansion possibilities and new construction opportunities

Accomplishments:

Assisted the following business with expansions utilizing IDA benefits:

268 Genesee Street, LLC

268 purchased the former Oneida National Bank building with the purpose of renovating and constructing a new-concept restaurant, office space and commissary kitchen. Project costs are around \$6.0MM and expects to employ 50 FTEs.

Jaychlo, LLC

Metal Solutions, the operating company, is expanding in the remaining 50,000sf of the building they currently reside in. A manufacturer of metal tubing and machined parts, MS will look to enhance production processes by bringing in their own powder-coating equipment. Project costs will top \$2.0MM and employment will grow from 110 to 120.

As a new hospital is being constructed downtown, the UIDA has adopted a specific Uniform Tax Exempt Policy for those businesses being displaced. As such, the following businesses have been affected:

MANA Properties

MANA purchased land and built a 12,000sf building to house the operating company, ABC ChemDry as well as additional rental space. Project costs are under \$1.0MM with retainage of 12 employees and creation of two FTE. Additional employment should be realized with the rental space.

Schmalz Realty, LLC

Schmalz Realty houses Schmalz Mechanical who is a plumbing job-shop/mechanical contractor. Schmalz relocated to an existing facility in the east side of Utica. Project costs exceed \$500K and 10 FTE jobs will be retained.

Mohawk Hospital Equipment

MHE purchased a building in the City of Utica to house their administrative operations and purchased a facility outside of Utica for their warehouse operations. 34 employees will be retained due to the move with job creation to occur at their warehouse facility. Project costs including building acquisition is under \$1.0MM.

Uniform Tax Exemption Policy

The UTEP is being revised to reflect the number of new project types being developed in the City of Utica. Housing projects ranging from affordable housing to mixed-use/loft style apartments to market-rate housing in the form of garden apartments and townhouses are being developed throughout the City due to Nano-Utica and the potential for a hospital to be constructed downtown. Other areas of the UTEP will also be revised as to PILOT structures.

Application

Reviewed and revised IDA application to conform to best practices and expand scope of needed information.