



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

JR

VINCENT GILROY,

CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

October 8, 2021 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, 1 Kennedy Plaza, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, John Zegarelli, Emmett Martin, Mark Curley

Member Excused: John Buffa

Also Present: Jack Spaeth (Executive Director), Linda Romano and Laura Ruberto via WebEx
(BS&K – Agency Counsel)

Others: Dan Dowe (Hemstroughts, Inc.)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 9:01a.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. Curley, to approve the minutes of the September 1, 2021 meeting. All in favor.

3A) OLD BUSINESS – 1900 Blecker Street, LLC

Mr. Spaeth acknowledged the need to ratify an extension of inducement to November 4, 2021 and appointing 1900 Blecker Street, LLC as agent for Sales Tax Exemption extension to August 23, 2022. Mr. Spaeth previously polled the members and was approved.

With some discussion, Mr. Martin made a motion, seconded by Mr. Curley to approve an extension of inducement to November 4, 2021 and appointing 1900 Blecker Street, LLC as agent for Sales Tax Exemption extension to August 23, 2022. Mr. Zegarelli did not vote in favor.

3B) OLD BUSINESS – Burrstone Road Associates, LLC

Mr. Spaeth stated that Agency members were previously polled as to the request for an increase and extension of the Sales Tax Exemption which was approved. The public hearing was held with no comments.

With no discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to extend the time until July

22, 2022 and increase the value of the Sales Tax Exemption to \$1,256,772 for the Burrstone Road Associates, LLC project. All in favor.

3C) OLD BUSINESS – GSCB, LLC

Mr. Spaeth stated that the public hearing was held with no comment as it related to the request for an increase in the Sales Tax Exemption.

Mr. Martin made a motion, seconded by Mr. Zegarelli to approve an increase in the Sales Tax Exemption up to \$661,869 for the GSCB, LLC project. All in favor.

3D) OLD BUSINESS – Olbiston Apartments LLC

Mr. Spaeth explained to Agency members that because the Utica Planning Board has no position to take on the SEQR for this project, the UIDA would need to declare its desire take on the role of Lead Agency. Mr. Spaeth added that he is working with Chris Lawrence (Principal Planner) to satisfy SEQR requirements to reach out to affected agencies seeking their comments. Identified agencies are NYS SHPO and HCR. A Type 1 action has been determined for this project. After the 30-day notice period, the Agency can then approve the SEQR.

With little discussion, Mr. Zegarelli made a motion, seconded by Mr. Martin to declare the UIDA's desire to act as Lead Agency for the Olbiston Apartments, LLC project. All in favor.

4A) NEW BUSINESS – 2022 UIDA Budget

Mr. Spaeth gave a quick review of the 2022 Budget.

With little discussion, Mr. Curley made a motion, seconded by Mr. Martin to approve the UIDA 2022 Budget as presented. All in favor.

4B) NEW BUSINESS – Hemstroughts, Inc.

Mr. Spaeth gave a brief overview of the project indicating that Mr. Dowe purchased the Hemstroughts business some time ago and recently purchased the building and facility. He then introduced Mr. Dowe who gave more details on his plans. Mr. Dowe has been working to increase distribution of the products offered outside of the Utica area. Increasing sales capacity will include a Milk and Cookie Bar, Artisanal Cheese Caves, Wine and Spirits along with specialty breads is in the works. He looks to create a distinctive food destination. Improvements to the outside of the building will be forthcoming as well as increased manufacturing capacity in the building once the current tenant leaves.

With little discussion, Mr. Curley made a motion, seconded by Mr. Martin to an inducement resolution relating to the Hemstrought's, Inc facility, providing preliminary approval for financial assistance in the form in the form of sales tax exemptions (estimated at \$15,313 but not to exceed \$16,844), mortgage recording tax exemptions (estimated at \$8,063 but not to exceed \$8,869) and of abatement of real property taxes for a period of 10 years (estimated at \$94,089), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the IDA to conduct a public hearing.

Also, Mr. Curley furthered the motion, seconded by Mr. Martin to approve a SEQR resolution. All in favor.

5) EXECUTIVE SESSION: not entered into

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

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, November 10, 2021 at 9:00am at City Hall via WebEx and in-person.