



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
CHAIRMAN

VINCENT GILROY,

JACK N. SPAETH
EXECUTIVE DIRECTOR

January 12, 2022 8:30a.m.
Utica Industrial Development Agency Regular Meeting
Utica City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, John Zegarelli, John Buffa, Mark Curley

Member Excused: Emmett Martin

Also Present: Jack Spaeth (Executive Director)

Others: Colonial Deerfield (Michael Uccellini/John Mineaux), Welltower (Andy Cohen/Dan Deegan); Johnson Park (Rev Scates and Rev Meiers/Richard Brown/Stephen Yonaty); 1002 Oswego Street (James Trasher/Wendy Loughnot)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:35a.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 December 15, 2021 meeting. All in favor.

3A) OLD BUSINESS – Colonial Deerfield, LLC

Mr. Spaeth stated that John Mineaux contacted the UIDA about a potential purchaser for the Colonial Deerfield, LLC project on Trenton Road. Mr. Spaeth introduced Dan Deegan (counsel for Welltower) and Andy Cohen (from Welltower) and Mike Uccellini (Colonial Deerfield) and John Mineaux (counsel for Colonial). Mr. Uccellini gave a brief overview of the project and the level of comfort they have with Welltower. He then introduced Mr. Deegan and Mr. Cohen who gave a little company history.

With some discussion, Mr. Curley made a motion, seconded by Mr. Zegarelli to approve a resolution consenting to the sale of the Colonial Deerfield, LLC Facility and the assignment of existing Agency Documents to Welltower NNN Group, LLC and authorizing the form and execution of related documents, in the Agency's customary form subject to counsel approval, and subject to receipt from Colonial Deerfield of its final annual employment report evidencing project compliance. All in favor.

4A) NEW BUSINESS – Johnson Park Green Living, LLC

Mr. Spaeth gave a brief description of the project and then introduced Richard Brown (project coordinator) who gave more detail. The project consists of 62 units located in three buildings – 31 units will be dedicated to homeless and the remaining units will be for affordable housing. The project will also include a 12,000sf community center. While the project is waiting for some final approvals, construction will begin in 2022 and conclude in 2023. Rev Scates and Rev Meiers gave additional information about the Johnson Park projects.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Buffa to approve an inducement resolution relating to the Johnson Park Green Living LLC Facility, granting preliminary approval for financial assistance in the form of real property tax exemptions (estimated value \$1,461,332) for a period of 32 years, which is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. Also, consider a SEQR resolution relating to the Johnson Park Green Living LLC Facility. The City of Utica Planning Board acted as lead agency for the SEQR review and determined on August 3, 2021 that the Project is an “Unlisted Action” and the Agency adopts the lead agency’s findings and determination. All in favor.

4A) NEW BUSINESS – 1002 Oswego Street, LLC

Mr. Spaeth gave a brief description of the project and introduced James Trasher (engineer for 1002). Mr. Trasher gave additional information on the project – the building will be 21,600sf and will house UCP operations. Mr. Spaeth added that the UIDA approved this same project one year ago but due to COVID and increased construction costs the project was placed on hold. With that application, the auto supply chain was to locate in the out building but now UCP will occupy it. Mr. Spaeth noted that an out building on the property was originally contemplated in the initial application in 2012 for a convenience store and gas station.

After little discussion, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve an inducement resolution relating to the 1002 Oswego Street, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (value estimated at \$218,750), exemptions from mortgage recording tax (value estimated at \$18,750) and reduction of real property tax for a period of five years (value estimated at \$863,149), which is a deviation from the Agency’s Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. 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. Zegarelli and the meeting was adjourned at 9:01am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, February 2, 2022 at 9:00am at Utica City Hall via WebEx and in-person.