



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

JR
CHAIRMAN

VINCENT GILROY,

JACK N. SPAETH
EXECUTIVE DIRECTOR

August 9, 2023 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, Mark Curley, John Zegarelli

Excused: John Buffa, Emmett Martin

Also Present: Jack Spaeth (Executive Director), Laura Ruberto and Linda Romano (in person)
(BSK – Agency Counsel)

Others: Enessa Carbone (167 Genesee Street, LLC), Preston MacDiarmid (MacSpace)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 9:05a.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.

Due to technical difficulties, a recording and live stream of the meeting is not available.

2) APPROVAL OF MINUTES: A motion was made by Mr. Zegarelli, seconded by Mr. Curley, to approve the minutes of the June 7, 2023 meeting. All in favor.

3A) NEW BUSINESS - Lahinch Utica III LLC

Mr. Spaeth stated that a final resolution is required at this time. The public hearing was held with no other comments besides a letter from the Utica Central School District.

As such, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve a final authorizing resolution relating to the Lahinch Utica III LLC (Mayro Building) facility, authorizing financial assistance that is a deviation from Policy in the form of exemptions from sales tax (valued at \$788,741), exemptions from mortgage recording tax (valued at \$84,811) and reduction of real property taxes for a period of 12 years (valued at \$634,338) and approving the form and execution of related documents subject to counsel review. All in favor.

3B) NEW BUSINESS – Hotel Street Owner LLC

Mr. Spaeth stated that a final resolution and SEQR resolution is required at this time. The public hearing was held with no other comments besides a letter from the Utica Central School District.

Mr. Curley made a motion, seconded by Mr. Zegarelli to approve a SEQR resolution relating to the Hotel Street Owner, LLC Facility. The City of Utica Planning Board served as lead agency for the SEQR review, and the Agency wishes to adopt the findings and determinations of the lead agency.

Mr. Curley made a motion, seconded by Mr. Zegarelli to approve a final authorizing resolution relating to the Hotel Street Owner LLC facility, authorizing financial assistance that is a deviation from Policy in the form of exemptions from sales tax (valued at \$787,980), exemptions from mortgage recording tax (valued at \$109,268) and reduction of real property taxes for a period of 12 years (valued at \$621,391) and approving the form and execution of related documents.

3C) NEW BUSINESS – 1002 Oswego Street, LLC

Mr. Spaeth noted that only a ratification of the Mortgage Modification Agreement was needed.

3D) NEW BUSINESS – Annual Project Review

Mr. Spaeth reminded Board members that per the meeting in April as it relates to review of the Annual Report and job creation goals, the members had requested that a representative from 167 Genesee Street, LLC and MacSpace to be present to discuss the circumstances for which they are requesting a decrease in their required job requirements.

4) NEW BUSINESS - none

5) EXECUTIVE SESSION:

Mr. Curley made a motion to adjourn, seconded by Mr. Zegarelli to enter Executive Session at 9:06am for the purpose of discussing the employment review with certain companies.

Mr. Zegarelli made a motion to adjourn, seconded by Mr. Curley to exit Executive Session at 9:30am

Upon exiting Executive Session, Mr. Zegarelli made a motion, seconded by Mr. Curley to approve the reduction of permanent employees on the 167 Genesee Street, LLC project from 24 to 16 due to economic conditions caused by COVID-19. All in favor.

Mr. Curley made a motion, seconded by Mr. Zegarelli to approve the deduction of permanent employees on the MacSpace project from 25 to 14 due to the loss of a major customer. Mr. Gilroy abstained due to a conflict of interest.

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 10:03am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday,

September 6, 2023 at 9:00am at City Hall via WebEx and in-person.