



CITY OF UTICA

Utica Industrial Development Agency
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DAVID R. ROEFARO
MAYOR

JOSEPH HOBIKA
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

October 8, 2009
Utica Industrial Development Agency Special Meeting
8:30 a.m.

Members Present: Joseph Hobika, Sr., Angela VanDerhoof, Emmett Martin, Nancy Pattarini, John Buffa
Excused:

Also Present: Jack Spaeth (Executive Director); Linda Romano (Bond, Schoeneck & King – Agency counsel), John Vibbert (GVH), Jeff Reale (Counsel for GVH)

1) CALL MEETING TO ORDER: The meeting was called to order by the Chairman at 8:37 a.m.

2) APPROVAL OF MINUTES: A motion was made by Ms. VanDerhoof and seconded by Mr. Martin to approve the minutes of the September 24, 2009 meeting. With no discussion, the motion passed unanimously.

3a) OLD BUSINESS: Harza Building

Mr. Hobika Sr. noted the Public Hearing for Mr. Cancilla's project is scheduled for October 28, 2009 at 9:00am with a special meeting set for 9:30am.

As to the roof and securing funding through the Utica Industrial Development Corporation (UIDC), the UIDC met on October 5th but with no quorum and thus no action taken. Mr. Spaeth was directed to contact UIDC president Tom Ellis to determine next steps and whether the executive committee will be able to act on the issue. Mr. Spaeth was also directed to contact Mr. Cancilla as to whether he would be able to front the funds needed to have the roof replaced.

3a) OLD BUSINESS: Stanley Theatre

Ms. Romano addressed the Agency members stating that she has received correspondence informing the Agency that the Stanley project has reached its third round of tax credit financing for the construction/renovation of the project.

Ms. VanDerhoof made a motion, seconded by Ms. Pattarini, to

3a) NEW BUSINESS: GVH - Parkway

John Vibbert and Jeff Reale were introduced and began discussion on GVH's purchase and intended renovation and rehab of the former Untied Food Workers Building on the Parkway. The building was purchased on September 30, 2009 and the owners are making needed repairs and cleanup of the facility. Vandals have stolen a great percentage of the copper plumbing and caused significant damage to windows and fixtures in the building. Mr. Vibbert noted that this building is on the short list for the relocating Utica City School District Administrative Offices. Questions were

raised to Mr. Vibbert of a subsequent plan for the facility if the District selects another building. Mr. Vibbert stated he has already contacted the hospitals in the area for potential medical offices and the like. Mr. Vibbert also stated that through the assistance of the UIDA, GVH will be able to offer the space for more attractive rates. The project is on a build to suit basis.

A motion was made by Mr. Martin and seconded by Mr. Vanderhoof to authorize the Chairman to execute any and all documents related to the inducement of the transaction. The motion passed unanimously.

5) ADJOURNMENT: There being no further business brought before the Agency, Mr. Hobika, Sr. made a motion to adjourn which was seconded by Ms. Pattarini and the meeting was adjourned at 9:41 a.m.