



CITY OF UTICA

Utica Industrial Development Agency
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DAVID R. ROEFARO
MAYOR

JOSEPH HOBIKA
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

April 24, 2009
Utica Industrial Development Agency Regular Meeting
9:00 a.m.

Members Present: Joseph Hobika, Sr., Emmett Martin, Nancy Pattarini, Angela Vanderhoof

Excused: John Buffa

Also Present: Jack Spaeth (Executive Director); Linda Romano (Bond, Schoeneck & King – Agency transaction counsel); Robert Sullivan (U&ED Commissioner);

CALL MEETING TO ORDER: The meeting was called to order by the Chairman at 9:00 a.m.

APPROVAL OF MINUTES: A motion was made by Ms. Vanderhoof and seconded by Mr. Martin to approve the minutes of the April 7, 2009 meeting. With no discussion, the motion passed unanimously.

OLD BUSINESS: Harza Building:

Mr. Hobika, Sr. opened the discussion by suggesting the Agency send eviction notices to the tenants of the Harza Building prior to May 1, 2009. Discussion continued as to the financial situation of the Agency and whether borrowing from the City's Sewer Fund would be a possibility. The lack of liability insurance on the property was then discussed. Mr. Sullivan and Mr. Martin confirmed that the property is covered under the City of Utica self insurance coverage for fire, not liability.

Ms. Romano suggested that if Mr. Clark were to put liability insurance on the property in anticipation of the purchase, as a way to not only keep the current tenants, but to also insure the property, then perhaps tenant eviction notices would not have to be sent.

As such, Mr. Hobika, Sr made a motion that the UIDA would terminate tenancies at the Harza Building subject to liability insurance in place prior to April 30, 2009 by Mr. Clark.

More discussion took place as it related to potential funding sources for the difference between Mr. Clark's request and the \$250,000 provided by NYS ESDC for roof replacement. Mr. Clark proposes purchase of the property for \$1.00 and to receive an additional \$200,000 in the form of grant for building renovations in addition to the roof replacement funding. The suggestion was made to look for an additional \$50,000 to be directed at the Agency to alleviate some of the financial burden of the buildings operation.

In contemplation of additional funding avenues, Agency members suggested everyone present contact local politicians (Destito, Griffo, Picente) and others to stress the immediacy and need to dispose of the property. Ms. Pattarini suggested stimulus funds through Congressman Arcuri's office. Mr. Sullivan offered \$50,000 for possible energy upgrades.

RECESS: The Chairman recessed the meeting until April 30, 2009 at 9:00am when the meeting will reconvene.

April 30, 2009

Utica Industrial Development Agency Regular Meeting
9:00 a.m.

Members Present: Joseph Hobika, Sr., Emmett Martin, Nancy Pattarini,

Excused: Angela Vanderhoof, John Buffa

Also Present: Jack Spaeth (Executive Director); Robert Sullivan (U&ED Commissioner);

CALL MEETING TO ORDER: The meeting was called to order by the Chairman at 9:13 a.m. This meeting is a reconvention of a recessed meeting held on April 24, 2009.

APPROVAL OF MINUTES: Approval of the April 24, 2009 minutes (Special Meeting) waived until regular meeting on May 5, 2009.

OLD BUSINESS: Harza Building:

Mr. Hobika, Sr. opened the discussion by noting that the Agency had received a liability insurance binder on the Harza Building from Mr. Tom Clark. He added that since liability insurance is in place, no eviction notices will be sent to the tenants.

Discussion ensued as to additional funding for Mr. Clark's proposal. Ms. Pattarini suggested funding through the Governor's website known as EFC (Environmental Facilities Corporation). Mr. Spaeth will research and report back to the Agency with his findings.

ADJOURNMENT: There being no further business brought before the Agency, Ms. Pattarini made a motion to adjourn which was seconded by Mr. Martin and the meeting was adjourned at 9:50 a.m.