



CITY OF UTICA

Utica Industrial Development Agency
1 Kennedy Plaza, Utica, New York 13502
(315)792-0195 fax: (315)797-6607

DAVID R. ROEFARO
MAYOR

JOSEPH HOBICA
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

May 8, 2009
Utica Industrial Development Agency Special Meeting
8:00 a.m.

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

Excused:

Also Present: Jack Spaeth (Executive Director); Laura Ruberto (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 8:03 a.m.

APPROVAL OF MINUTES: Reading of the previous meetings minutes was waived.

OLD BUSINESS: Harza Building:

Mr. Hobika, Sr. provided to Agency Members a copy of the public hearing notice as it relates to NYS's reimbursement of the roof project. As this grant is reimbursable and the Agency does not have the funding required, it was suggested that perhaps Tom Clark could front the money in anticipation of his purchase of the property.

OLD BUSINESS: Riverside Enterprises, LLC:

Discussion revolved around the structure of the PILOT. Riverside is requesting a 100% real property tax abatement on the incremental increase over the land assessment. This represents a deviation from the UIDA's stated benefit structure of 50% real property tax abatement for the first 2 years and 25% for the remaining 3 years. As Agency members felt that the center needs more attention as to curbside appeal and pedestrian friendliness.

As such, Mr. Hobika, Sr. made a motion to induce the project based on Riverside presenting a development plan that addresses the center as a whole. Mr. Martin seconded the motion and the motion passed unanimously.

OLD BUSINESS: Buck Construction/Colonial Square:

Mr. Hobika Sr. started the discussion by describing the original project with Trenton Road, LLC.

In the original transaction the end purchaser (home buyer) would enter into a lease arrangement, but according to the current transaction, the residence would be sold to the end purchaser. The question arose as to whether or not the end purchaser would be subject to the mortgage recording tax exemption. Ms. Ruberto will research and apprise the Agency.

The PILOT originally entered into by Trenton Road, LLC allows for the assignment of the PILOT agreement; however Buck is seeking the mortgage recording tax exemption and the sales tax exemption for their phase of the project.

The discussion moved to the fee structure for the project. Ms. Ruberto advised the Agency members that Trenton Road, LLC pays an administrative rental fee in the amount of \$5,000.00 per year. The question arose as to whether the fee for

the Buck portion of the overall project should be pro-rated? Mr. Spaeth will work with Ms. Ruberto on fee structure options.

As such, Ms. Vanderhoof made a motion to induce the project. Ms. Pattarini seconded the motion and the motion passed unanimously.

EXECUTIVE SESSION:

A motion was made by Mr. Hobika, Sr. and seconded by Ms. Pattarini to enter Executive Session at 8:58am. The motion passed unanimously.

A motion was made by Mr. Buffa and seconded by Mr. Martin to exit Executive Session at 9:32am. The motion passed unanimously.

Agency members discussed the JK Hage issue and requested Mr. Spaeth to set up a meeting for Mr. Hobika, Sr. and Ms. Pattarini to discuss the issue with Ms. Linda Romano.

Also discussed was the development of a client survey as a way for the Agency, through its clients, to determine if the Agency was performing quality services.

ADJOURNMENT: There being no further business brought before the Agency, Ms. Vanderhoof made a motion to adjourn which was seconded by Ms. Pattarini and the meeting was adjourned at 9:33 a.m.