



CITY OF UTICA

Utica Industrial Development Agency
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DAVID R. ROEFARO
MAYOR

JOSEPH HOBICA
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

July 24, 2009
Utica Industrial Development Agency Special Meeting
8:30 a.m.

Members Present: Joseph Hobika, Sr., Angela VanDerhoof, Emmett Martin

Excused: John Buffa, Nancy Pattarini

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

1) CALL MEETING TO ORDER: The meeting was called to order by the Chairman at 8:34 a.m.

2) APPROVAL OF MINUTES: A motion was made by Mr. Martin and seconded by Ms. VanDerhoof to approve the minutes of the July 10, 2009 meeting. With no discussion, the motion passed unanimously.

3a) OLD BUSINESS: Colonial Square LLC:

Ms. Romano opened the discussion stating that the original application by Trenton Road LLC called for 10 townhouses and 70 single-family units. Colonial Square LLC has requested that the project description be changed to reflect 110 single-family units. As such, Mr. Martin made a motion to make the above unit change. Ms. VanDerhoof seconded the motion and the motion passed unanimously.

Pursuant to Colonial Square LLC's pending closing with Trenton Road LLC, Ms. VanDerhoof made a motion to adopt a resolution consenting to the assignment of the Phase I Single-Family Development from Trenton Road, LLC to Colonial Square LLC; approving exemptions from mortgage recording tax for Colonial Square, LLC (provided such assistance to Colonial Square LLC does not exceed \$100,000) and approving the form and execution of related documents subject to Agency counsel review. Mr. Martin seconded the motion and the motion passed unanimously.

3b) OLD BUSINESS: Harza Building:

Mr. Spaeth informed the Agency that he had received a letter of interest from Mr. Edward May (of Oneonta) as it pertains to the purchase of the Harza Building. Mr. Spaeth gave an overview of his conversations with Mr. May. Mr. Sullivan stated that he went to Oneonta with a representative from NYS Empire State Development to site inspect Mr. May's property. Mr. Sullivan added further that the building is class A space and meticulously maintained. As the Agency had not received a formal proposal in the form of a purchase contract, Agency members requested that Mr. Spaeth contact Mr. May to get a timeframe for securing said contract and to explain the urgency of selling the building.

Frank Insera had made inquiries as to the status of the property to which Mr. Spaeth was requested to contact Mr.

Inserra for the nature of his interest.

4a) NEW BUSINESS: Hotel Utica

The issue of Hotel Utica's request for a PILOT on their facility began as a result of a recent Observer Dispatch article. Mr. Spaeth and Ms. Romano have both spoken with Msrs. Carucci and Gaetano regarding the same and both informed said gentlemen that in order for the Agency to consider their request, they must present a project to substantiate any Agency inference of benefits. Mr. Spaeth was requested to contact Mr. Carucci or Mr. Gaetano to advise them of the process.

5) ADJOURNMENT: There being no further business brought before the Agency, Mr. Martin made a motion to adjourn which was seconded by Ms. VanDerhoof and the meeting was adjourned at 8:59 a.m.