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CITY OF UTICA

Utica Industrial Development Agency
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JOSEPH HOBICA, SR.
CHAIRMAN

JACK SPAETH
EXECUTIVE DIRECTOR

May 3, 2011 8:30 a.m.
Utica Industrial Development Agency Regular Meeting
City Hall – Urban & Economic Development Conference Room

Members Present: John Buffa, Angela VanDerhoof, Emmett Martin, Nancy Pattarini

Excused: Joseph Hobika, Sr.

Also Present: Jack Spaeth (Executive Director), Linda Romano (B,S&K – Agency Counsel), Randy Soggs (U&ED Commissioner)

Others:

1) CALL MEETING TO ORDER: The meeting was called to order by the Mr. Spaeth at 8:44a.m.

2) APPROVAL OF MINUTES: A motion was made by Ms. VanDerhoof, seconded by Mr. Martin, to approve the minutes of the April 15, 2011 meeting. With no discussion, the motion passed unanimously.

3A) OLD BUSINESS: Harza Building

Mr. Spaeth opened the discussion on the status of the roof. Firestone (suppliers of the roofing materials) has agreed to furnish new roofing materials and one-half of the labor to fix the roof. The City's insurance carrier has also been notified. Mike Mahoney (the City's facilities manager) is working through the process and will try to have Firestone pay for the entire job. Mr. Martin asked 1. To have the insurance company subrogate with Firestone directly? and 2. How much is the labor portion?

Ms. Romano spoke to the issue of a meeting with Judge Shaheen. The Judge's clerk told Ms. Romano that the case is so old and is not an active case. To that end, the entire issue would need to be brought to the Judge anew. It was discussed and it is anticipated that this avenue is closed.

Mr. Spaeth read to the Agency members the response from Robert Kwon (NYS ESDC) regarding the price for purchase of the building (attached). Mr. Soggs had previously written a letter to Mr. Kwon asking to sell the building to the city of Utica for \$250,000. The updated appraisal came in at \$350,000. Mr. Kwon asked for an increase in the price to be representative of the appraisal and a better reason for the discount other than economic hardship. The Agency members said \$275,000, but Mr. Soggs will push for \$300,000 as the upper limit. Mr. Spaeth will furnish Mr. Soggs with itemized bills accumulated due to the building.

4A) NEW BUSINESS: 2010 Audit Approval

Mr. Spaeth updated the Agency members regarding the PARIS reporting system and provided them with a copy of the entire report. Mr. Spaeth asked for an approval of the 2010 audit completed by Gruver, Zweifel

and Scott expecting no changes from the draft version to the final. Mr. Martin mentioned that a change would have been made as it related to the showing of the roof grant from NYS not as income. Mr. Spaeth agreed and will furnish the Agency members with the final version from the auditors to which the matter will be voted on at the next meeting.

4B) NEW BUSINESS: Buck Proposal

Mr. Spaeth provided a preliminary application to the Agency members from Buck Construction, LLC for an apartment complex to be located in North Utica for their comment and review. While Mr. Spaeth explained some issues from the City's Sr. Planner perspective (wetland concerns and the need for a Use-Variance), Ms. Romano stated that it is hard to find quality, market rate apartments and it sounds like a worthwhile project. Agency members agreed and asked Mr. Spaeth to relay to Buck Construction to submit a full application and other documents to be considered at the next meeting. Agency members also asked for a rendering and to verify that the apartments will be market-rate. Mr. Spaeth was further directed to send a letter to the Zoning Board expressing their interest in projects such as this and consideration towards it.

5) EXECUTIVE SESSION

Executive Session was not entered into.

6) 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 9:34 a.m.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, June 7, 2011 at 8:30am.