



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

Agenda

Utica Industrial Development Agency
Regular Meeting – Wednesday, January 12, 2022 @ 8:30am
Utica City Hall, Utica, New York and via WebEx

- I. Call to Order
- II. Approval of Minutes (December 15, 2021)
- III. Old Business
 - A. Colonial Deerfield, LLC - Consider a resolution consenting to the sale of the Colonial Deerfield, LLC Facility and the assignment of existing Agency Documents to Welltower NNN Group, LLC and authorizing the form and execution of related documents, in the Agency's customary form subject to counsel approval, and subject to receipt from Colonial Deerfield of its final annual employment report evidencing project compliance.
- IV. New Business
 - A. Johnson Park Green Living LLC - Consider an inducement resolution relating to the Johnson Park Green Living LLC Facility, granting preliminary approval for financial assistance in the form of real property tax exemptions (estimated value \$1,461,332) for a period of 32 years, which is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. Also, consider a SEQR resolution relating to the Johnson Park Green Living LLC Facility. The City of Utica Planning Board acted as lead agency for the SEQR review and determined on August 3, 2021 that the Project is an "Unlisted Action" and the Agency adopts the lead agency's findings and determination.
 - B. 1002 Oswego Street, LLC - Consider an inducement resolution relating to the 1002 Oswego Street, LLC Facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (value estimated at \$218,750), exemptions from mortgage recording tax (value estimated at \$18,750) and reduction of real property tax for a period of five years (value estimated at \$863,149 [need to confirm]), which is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing.
- V. Executive Session (if required)

VI. Adjourn

Members of the public may listen to the Agency meeting by calling 1-408-418-9388, Access code:
2630 086 0512

or joining the meeting at Meeting link:

<https://cityofutica.webex.com/cityofutica/j.php?MTID=m665d2541fe822520372f5e781056eb07Meeting>
password: k6ZBVsa2tg6

The Minutes of the Agency meeting will be transcribed and posted on the UIDA website.