

MICHAEL P. GALIME, MAYOR  
CITY OF UTICA



UTICA INDUSTRIAL DEVELOPMENT AGENCY  
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October 1, 2025 8:30a.m.  
Utica Industrial Development Agency Regular Meeting  
City Hall, Utica, NY – WebEx Conference Call/In-Person

**Members Present:** Vin Gilroy, John Zegarelli, Kevin Martin, John Buffa, Haris Dervisevic  
**Excused:**

**Also Present:** Jack Spaeth (Executive Director)  
**Others:** Laura Ruberto (BSK – Agency Counsel)

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 8:31a.m. The Finance, Governance and Audit Committees, as they consist of sitting Agency members, meet as a committee of the whole, and in doing such, meet at every meeting.

**2) APPROVAL OF MINUTES:** A motion was made by Mr. Buffa, seconded by Mr. Dervisevic, to approve the minutes of the August 20, 2025 meeting. All in favor.

**3A) OLD BUSINESS – True Storage Utica, LLC**

Mr. Spaeth noted that a Statement of Retail Findings was needed to be approved.

Mr. Martin made a motion, seconded by Mr. Dervisevic to approve a Statement of Retail Findings relating to the True Storage Utica, LLC facility and directing the Agency to request the Mayor of Utica execute a Certificate of Chief Executive Officer, confirming financial assistance to a retail facility. All in favor.

**3B) OLD BUSINESS – True Storage Utica, LLC**

Mr. Spaeth noted that a final resolution was needed to be approved and noted that there were no comments at the public hearing.

Mr. Martin made a motion, seconded by Mr. Dervisevic to approve a final authorizing resolution relating to the True Storage Utica, LLC facility, approving financial assistance in the form of exemptions from sales tax (valued at \$262,500.00), exemptions from mortgage recording tax (valued at \$37,500.00) and reduction of real property tax for a period of five years (valued at \$242,042.00), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval and all subject to obtaining the Certificate of Chief Executive Officer. All in favor.

### **3B) OLD BUSINESS – RED Adirondacks, LLC**

Mr. Spaeth noted that a final resolution was needed to be approved and noted that there were no comments at the public hearing.

With no discussion, Mr. Zegarelli made a motion, seconded by Mr. Buffa to approve a final authorizing resolution relating to the RED Adirondacks LLC facility, approving financial assistance in the form of exemptions from sales tax (valued at \$183,750.00), exemptions from mortgage recording tax (valued at \$30,000.00) and reduction of real property tax for a period of ten years (valued at \$1,059,968.00) which PILOT Agreement is assignable to a purchaser of a unit, which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the form and execution of related documents, subject to counsel approval. All in favor.

### **4A) NEW BUSINESS – UCDC Service Agreement**

Mr. Spaeth noted the previous meetings FCCRG presentation and the need to move forward with sponsoring the project.

After little discussion, Mr. Zegarelli made a motion, seconded by Mr. Dervisevic to approve a resolution authorizing the Agency to enter into a Service Agreement with Utica Civic Development Corporation and approving the form and execution of related documents, subject to counsel approval. All in favor.

### **5) EXECUTIVE SESSION:** Not entered into

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Martin made a motion to adjourn, seconded by Mr. Buffa and the meeting was adjourned at 8:35am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, November 5, 2025 at 8:30am at City Hall via WebEx and in-person.