



**NYS DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES**

RP-412-a (1/95)

**INDUSTRIAL DEVELOPMENT AGENCIES
APPLICATION FOR REAL PROPERTY TAX EXEMPTION
(Real Property Tax Law, Section 412-a and General Municipal Law, Section 874)**

1. INDUSTRIAL DEVELOPMENT AGENCY (IDA)

Name City of Utica Industrial Development Agency
 Street One Kennedy Plaza
 City Utica NY 13502
 Telephone no. Day (315) 792-0195
 Evening () _____
 Contact Jack Spaeth
 Title Executive Director

2. OCCUPANT (IF OTHER THAN IDA)

(If more than one occupant attach separate listing)

Name Mac-Clark Properties, LLC
 Street 1034 Erie Street
 City Utica NY 13502
 Telephone no. Day (315) 725-1734
 Evening () _____
 Contact Harold T. Clark, III
 Title Member

3. DESCRIPTION OF PARCEL

a. Assessment roll description (tax map no./roll year) 318.24-2-18.2
 b. Street address 1034 Erie Street
 c. City, Town or Village Utica

d. School District Utica City School District
 e. County Oneida
 f. Current assessment _____
 g. Deed to IDA (date recorded; liber and page)
Memo of Lease 6/10/2020 #R2020-000649
Amended on 10/17/25 #R2025-001415

4. GENERAL DESCRIPTION OF PROPERTY (if necessary, attach plans or specifications)

a. Brief description (include property use) Renovation and equipping of a building to provide a vehicle fleet maintenance facility and headquarters and training center for McDonald's restaurants
 b. Type of construction _____
 c. Square footage 9,600±
 d. Total cost See attached
 e. Date construction commenced _____
 f. Projected expiration of exemption (i.e. date when property is no longer possessed, controlled, supervised or under the jurisdiction of IDA)
March 31, 2032 (end of last exemption year)

5. SUMMARIZE AGREEMENT (IF ANY) AND METHOD TO BE USED FOR PAYMENTS TO BE MADE TO MUNICIPALITY REGARDLESS OF STATUTORY EXEMPTION

(Attach copy of the agreement or extract of the terms relating to the project).

a. Formula for payment The Company will pay 50% of taxes during years 1 - 2, 75% of taxes during years 3 - 5 and 100% of taxes after year 5. First Amended and Restated PILOT Agreement is attached

b. Projected expiration date of agreement March 31, 2032 (end of last exemption year)

c. Municipal corporations to which payments will be made

	Yes	No
County _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Town/City _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Village _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
School District _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>

d. Person or entity responsible for payment

Name Mac-Clark Properties, LLC
 Title Harold T. Clark, III, Member
 Address 1034 Erie Street
Utica NY 13502

e. Is the IDA the owner of the property? Yes No (check one)

If "No" identify owner and explain IDA rights or interest in an attached statement. IDA owns leasehold interest; Mac-Clark Properties, LLC owns fee title.

Telephone 315-725-1734

6. Is the property receiving or has the property ever received any other exemption from real property taxation? (check one) Yes No

If yes, list the statutory exemption reference and assessment roll year on which granted: exemption GML §874 assessment roll year 2021

7. A copy of this application, including all attachments, has been mailed or delivered on _____ (date) to the chief executive official of each municipality within which the project is located as indicated in Item 3.

CERTIFICATION

I, Vincent J. Gilroy, Jr., Chairman of _____ of _____
Name Title
City of Utica Industrial Development Agency hereby certify that the information
Organization

on this application and accompanying papers constitutes a true statement of facts.

October 16, 2025
Date


Signature

FOR USE BY ASSESSOR

1. Date application filed _____

2. Applicable taxable status date _____

3a. Agreement (or extract) date _____

3b. Projected exemption expiration (year) _____

4. Assessed valuation of parcel in first year of exemption \$ _____

5. Special assessments and special as valorem levies for which the parcel is liable:

Date

Assessor's signature

Exhibit A

Application for Real Property Tax Exemption
(Form RP-412-a)
City of Utica Industrial Development Agency
(Mac-Clark Properties, LLC Facility)

4(d). Total Cost of Facility:

Acquisition of Land and Buildings	\$ 1,800,000
Renovation Costs	100,000
Machinery/equipment	85,000
Furniture and Fixtures	40,000
Installation Costs	35,000
Architectural/engineering	10,000
Fees	6,500
Legal	30,000
Total Project Cost	\$2,160,500.00

MAC-CLARK PROPERTIES, LLC
and
CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY

FIRST AMENDED AND RESTATED
PAYMENT-IN-LIEU-OF-TAX AGREEMENT

City of Utica Industrial Development Agency
2025 Real Estate Lease
(Mac-Clark Properties, LLC Facility)

Oneida County, City of Utica, Utica City School District

Tax Account No.: 318.24-2-18.2

**FIRST AMENDED AND RESTATED
PAYMENT-IN-LIEU-OF-TAX AGREEMENT**

THIS FIRST AMENDED AND RESTATED PAYMENT-IN-LIEU-OF-TAX AGREEMENT, dated as of October 16, 2025, is by and between **MAC-CLARK PROPERTIES, LLC**, a limited liability company duly organized and validly existing under the laws of the State of New York, having an address of 1034 Erie Street, Utica, New York 13502 (the "Company") and **CITY OF UTICA INDUSTRIAL DEVELOPMENT AGENCY**, an industrial development agency and a public benefit corporation of the State of New York having its principal office at One Kennedy Plaza, Utica, New York 13502 (the "Agency").

W I T N E S S E T H:

WHEREAS, the Agency is authorized and empowered by the provisions of Title 1 of Article 18-A of the General Municipal Law, Chapter 99 of the Consolidated Laws of New York, as amended, (the "Enabling Act"), and Chapter 710 of the Laws of 1981 of the State of New York, as amended, constituting Section 901 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of, among others, industrial facilities for the purpose of promoting, attracting and developing economically sound commerce and industry in order to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, the Company desires to acquire and renovate a 9,600± square foot building (the "Improvements") situated on a 0.96± acre parcel of land located at 1034 Erie Street, City of Utica, Oneida County, New York (the "Land"), and the acquisition and installation of equipment in the Improvements (the "Equipment"), all to provide a vehicle fleet maintenance facility and new headquarters and training center for McDonald's restaurants in the region (the Land, the Improvements and the Equipment referred to collectively as the "Facility" and the renovation and equipping of the Facility is referred to as the "Project"); and

WHEREAS, Mana Properties, LLC (the "Assignor") leased the Land and Improvements to the Agency pursuant to a Lease Agreement dated as of June 1, 2020 (the "Existing Lease Agreement") and the Agency leased the Land and Improvements back to the Assignor pursuant to a Leaseback Agreement dated as of June 1, 2020 (the "Existing Leaseback Agreement"); and

WHEREAS, the Assignor and the Agency entered into a Payment-In-Lieu-of-Tax Agreement dated as of June 1, 2020 (the "Existing PILOT Agreement" and together with the Existing Lease Agreement and the Existing Leaseback Agreement, the "Existing Agency Documents") providing for payments in lieu of taxes ("PILOT Payments") by the Assignor with respect to the Land and Improvements; and

WHEREAS, the Company acquired the Land and Improvements from the Assignor, and the Assignor assigned to the Company all of its rights and interest under the Existing Agency Documents; and

WHEREAS, in order to induce the Company to develop the Facility, the Agency is willing to accept a leasehold interest in the Facility from the Company pursuant to

a First Amended and Restated Lease Agreement dated of even date herewith (the "First Amended Lease") and lease the Facility back to the Company pursuant to the terms and conditions contained in a First Amended and Restated Leaseback Agreement dated of even date herewith (the "First Amended Leaseback"); and

WHEREAS, Assignor (also referred to as the "Lender") has agreed to finance a portion of the costs of the Facility by extending a loan to the Company in the principal amount of \$1,200,000.00 to be secured by a Mortgage and Security Agreement dated October 16, 2025 (the "Mortgage") from the Agency and the Company to the Lender; and

WHEREAS, the Agency has agreed to accept a leasehold interest in the Facility in order to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York; and

WHEREAS, the Land and Improvements have been exempt from real property taxes, general property taxes, general school district taxes, general assessments, service charges or other governmental charges of a similar nature levied and/or assessed upon the Land and Improvements (the "Exempt Taxes") since August 1, 2020 because the Agency has a leasehold interest in the Land and Improvements; and

WHEREAS, the Facility will continue to be exempt from Exempt Taxes because the Agency is maintaining its leasehold interest in the Facility and the Facility is used by the Company for a purpose within the meaning of the applicable Constitutional and statutory provisions, including the Enabling Act, provided, however, such exemption does not extend to special assessments or ad valorem levies; and

WHEREAS, the Company understands that it, as lessee of the Facility leased by the Agency, will, in fact, have PILOT Payments to pay in lieu of the Exempt Taxes from March 1, 2026, the taxable status date, through the term of the First Amended Leaseback (the "Exemption Term"); and

WHEREAS, each year of the Exemption Term is more particularly set forth on Schedule B attached hereto (each year being referred to as an "Exemption Year"); and

WHEREAS, the Agency and the Company deem it necessary and proper to enter into this First Amended PILOT Agreement making provision for PILOT Payments and such assessments by the Company to the City of Utica, or any existing incorporated village or any village which may be incorporated after the date hereof, within which the Facility is or may be, wholly or partially located, Oneida County, Utica City School District and appropriate special districts (hereinafter each a "Taxing Authority" and collectively the "Taxing Authorities") in which any part of the Facility is or is to be located; and

WHEREAS, all defined terms herein as indicated by the capitalization of the first letter thereof and not otherwise defined herein shall have the meanings ascribed to such terms as set forth in the First Amended Leaseback.

NOW, THEREFORE, to provide for certain payments to the Taxing Authorities, and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. The Company shall pay to each Taxing Authority:

(a) all taxes that are due with respect to the Facility prior to the Exemption Term, no later than the last day during which such payments may be made without penalty; and

(b) all special assessments and ad valorem taxes coming due and payable during the term of the First Amended Leaseback for which the Facility is not exempt, no later than the last day during which such payments may be made without penalty.

2. (a) The Company shall pay to each Taxing Authority as set forth on Schedule A attached hereto and made a part hereof PILOT Payments during each Exemption Year as follows:

Exemption Years 1 – 2	50% of Exempt Taxes
Exemption Years 3 – 5	75% of Exempt Taxes
Exemption Years 6 and after	100% of Exempt Taxes

(b) Anything herein to the contrary, notwithstanding, this Agreement shall terminate on the date on which the First Amended Leaseback shall terminate and the Agency shall terminate its leasehold interest in the Facility pursuant to the First Amended Leaseback.

3. The Company will make PILOT Payments to each Taxing Authority hereunder for each Exemption Year by making the required payment to such Taxing Authority no later than the last day during which such Exempt Taxes could otherwise be made without penalty as if the Agency did not have a leasehold or other interest in the Facility. PILOT Payments that are delinquent under this Agreement shall be subject to a late penalty of five percent (5%) of the amount due which shall be paid by the Company to the affected Taxing Authority at the time the PILOT Payment is paid. For each month, or part thereof, that the PILOT Payment is delinquent beyond the first month, interest shall accrue to and be paid to the affected Taxing Authority on the total amount due plus a late payment penalty in the amount of one percent (1%) per month until the payment is made. Anything herein to the contrary, notwithstanding, upon the failure of the Company in making any payment when due hereunder and upon failure to cure such default within thirty (30) days of receipt of notice as herein provided, the Agency shall have the right to terminate the First Amended Leaseback and this PILOT Agreement, and the Company shall henceforth pay one hundred (100%) percent of the Exempt Taxes, together with all costs of collection, including but not limited to attorneys' fees. Nothing herein contained shall be deemed to limit any other rights and remedies the Agency may have hereunder or under any other Transaction Document.

4. The PILOT Payments to be made by the Company pursuant to this Agreement are intended to be in lieu of all Exempt Taxes that would have to be paid on the Facility leased to the Company under the First Amended Leaseback if the Agency did not have a leasehold or other interest in the Facility.

5. If by reason of a change in the Constitution or laws of the State of New York, or an interpretation of the Constitution or the laws of the State of New York by the Court of Appeals (or such lower court from which the time to appeal has expired) of the State of New York, or for any other reason, the Company is required to pay any tax which the payments

specified herein are intended to be in lieu of, the Company may deduct the aggregate of any such payments made by it from the amount herein agreed to be paid in lieu of such taxes and need only pay the difference. Furthermore, inasmuch as the PILOT Payments herein agreed to be made by the Company are intended to be in lieu of all Exempt Taxes, it is agreed that said payments shall not, as to any Exemption Year, be in an amount greater than would be payable for such year for such Exempt Taxes, in the aggregate, by a private corporation on account of its ownership of the Facility.

6. This Agreement shall be binding upon the successors and assigns of the parties.

7. It is the intent of the parties that the Company will have all the rights and remedies of a taxpayer with respect to any real property or other tax, service charge, special benefit, ad valorem levy, assessment or special assessment or service charge because of which, or in lieu of which, the Company is obligated to make a payment hereunder, as if and to the same extent as if the Agency did not have a leasehold or other interest in the Facility. It is the further intent of the parties that the Company will have all of the rights and remedies of a taxpayer as if and to the same extent as if the Agency did not have a leasehold or other interest in the Facility with respect to any proposed assessment or change in assessment concerning the property, or any portion thereof, whether through an assessor, board of assessment review, court of law, or otherwise and likewise will be entitled to protest before and be heard by such assessor, board of assessment review, court of law or otherwise and will be entitled to take any and all appropriate appeals or initiate any proceedings to review the validity or amount of any assessment or the validity or amount of any taxes that would have been payable but for the provisions hereof. If the Company intends to file a petition to change the assessment of the Facility it must first provide at least forty-five (45) days advance written notice to the Agency in accordance with Section 561-a of the New York State Real Property Tax Law. The Company shall notify the Agency of the outcome of any such proceedings and the Agency reserves the right, in its sole discretion, to determine whether it is appropriate to amend this First Amended Lease to preserve the original intention of the provision of financial assistance. In the event, however, that a court of competent jurisdiction shall enter an order or judgment determining or declaring that, by reason of the Agency's interest in the Facility, the Company does not have the right to bring a proceeding to review such assessment under the Real Property Tax Law or any other law, then the Company shall have the right to contest such assessment in the name and as the agent of the Agency, and the Agency agrees to cooperate with the Company in all respects in any such proceeding at the sole cost and expense of the Company. The Company hereby unconditionally and irrevocably waives its rights, if any, to apply for and/or receive the benefit of, any other real property tax exemption including, without limitation, any real property tax exemptions that may be available under Section 485-b and Section 485-e of the Real Property Tax Law for so long as the PILOT Agreement is in effect. Notwithstanding anything herein to the contrary, for so long as this Agreement is in effect, the Company shall not consolidate any other tax parcels into the tax parcels that are the subject of this Agreement, without the prior written consent of the Agency in each instance.

8. All amounts payable by the Company hereunder will be paid to the respective Taxing Authority and will be payable in such lawful money of the United States of America as at the time of payment is legal tender for the payment of public and private debts, including a check payable in such money.

9. (a) If any term or provision hereof should be for any reason held or adjudged to be invalid, illegal or unenforceable by any court of competent jurisdiction, such term or provision will be deemed separate and independent and the remainder hereof will remain in full force and effect and will not be invalidated, impaired or otherwise affected by such holding or adjudication.

(b) This Agreement may not be effectively amended, changed, modified, altered or terminated except by an instrument in writing executed by the parties hereto.

(c) All notices, certificates or other communications hereunder shall be in writing and shall be sufficiently given and shall be deemed given when (i) mailed by United States registered or certified mail, postage prepaid, return receipt requested or (ii) when delivered by a commercial overnight courier that guarantees next day delivery and provides a receipt, to the Agency or the Company, as the case may be, addressed as follows:

If to the Agency:

City of Utica Industrial Development Agency
One Kennedy Plaza
Utica, New York 13502
Attn.: Executive Director

With a Copy to:

Bond, Schoeneck & King, PLLC
501 Main Street
Utica NY 13501
Attn.: Linda E. Romano, Esq.

To the Company:

Mac-Clark Properties, LLC
1034 Erie Street
Utica, New York 13501
Attn.: Harold T. Clark III

With a copy to:

Saunders Kahler, L.L.P.
185 Genesee Street, Suite 1400
Utica, New York 13501
Attn.: Michael D. Callen, Esq.

Copies of all notices under this Agreement shall also be sent to the Lender:

To the Lender:

MANA Properties, LLC
6298 Trenton Road
Utica, New York 13502

With a Copy to:

Felt Evans, LLP
4 – 6 North Park Row
Clinton, New York 13323
Attn.: Anthony G. Hallak, Esq.

provided, that the Agency, the Lender or the Company may, by notice given hereunder to the other, designate any further or different addresses to which subsequent notices, certificates or other communications to them shall be sent.

(e) This Agreement shall be governed by and construed in accordance with the laws of the State of New York.

[Signature page follows]

IN WITNESS WHEREOF, the parties have executed this **PILOT Agreement** as of the date first above written.

MAC-CLARK PROPERTIES, LLC

By: 
Harold T. Clark III
Member

STATE OF NEW YORK)

: ss.:

COUNTY OF ONEIDA)

On the 16th day of October 2025 before me, the undersigned a notary public in and for said state, personally appeared **Harold T. Clark III**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public

MICHAEL D. CALLAN
Notary Public, State of New York
Oneida County, No. 02CA6220499
Commission Expires: April 26, 2026

SECOND SIGNATURE PAGE OF PILOT AGREEMENT
(MAC-CLARK PROPERTIES, LLC FACILITY)

CITY OF UTICA INDUSTRIAL
DEVELOPMENT AGENCY

By: 
Vincent J. Gilroy, Jr.
Chairman

STATE OF NEW YORK)
 : ss.:
COUNTY OF ONEIDA)

On the 14th day of October 2025 before me, the undersigned a notary public in and for said state, personally appeared **Vincent J. Gilroy, Jr.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual or the person upon behalf of which the individual acted, executed the instrument.


Notary Public



SCHEDULE A

COUNTY OF ONEIDA
Receiver of Taxes
800 Park Avenue
Utica, New York 13501

CITY OF UTICA
Receiver of Taxes
City Hall
One Kennedy Plaza
Utica, New York 13502
Attn.: City Treasurer

UTICA CITY SCHOOL DISTRICT
Receiver of Taxes
929 York Street
Utica, New York 13502

SCHEDULE B

Exemption Year	Taxable Status Date	School Tax Year	County Tax Year	City Tax Year
1	03/01/26	07/01/26 - 06/30/27	01/01/27 - 12/31/27	04/01/27 - 03/31/28
2	03/01/27	07/01/27 - 06/30/28	01/01/28 - 12/31/28	04/01/28 - 03/31/29
3	03/01/28	07/01/28 - 06/30/29	01/01/29 - 12/31/29	04/01/29 - 03/31/30
4	03/01/29	07/01/29 - 06/30/30	01/01/30 - 12/31/30	04/01/30 - 03/31/31
5	03/01/30	07/01/30 - 06/30/31	01/01/31 - 12/31/31	04/01/31 - 03/31/32