



# CITY OF UTICA

Utica Industrial Development Agency  
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**ROBERT M. PALMIERI**  
JR    **MAYOR**

VINCENT GILROY,  
CHAIRMAN

JACK N. SPAETH  
EXECUTIVE DIRECTOR

January 7, 2020 8:30a.m.  
Utica Industrial Development Agency Regular Meeting  
City Hall, 1 Kennedy Plaza, Utica, NY

**Members Present:** Vin Gilroy, Mark Curley, John Buffa

**Member Excused:** Emmett Martin, John Zegarelli

**Also Present:** Jack Spaeth (Executive Director), Laura Ruberto (BS&K – Agency Counsel)

**Others:** Tom Fiorentino (Digestive Disease Medicine), Alex Carbone (Carbone Commercial Properties)

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 8:32a.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. Curley, seconded by Mr. Buffa, to approve the minutes of the December 18, 2019 meeting. All in favor.

**3A) OLD BUSINESS: 268 Genesee Street, LLC**

Mr. Spaeth explained that the project did not indicate the need for the Mortgage Recording Tax Exemption upon its application but looks to secure it now.

As such, Mr. Curley made a motion, seconded by Mr. Buffa to approve the MRTE for the 268 Genesee Street, LLC project. All in favor.

**4A) NEW BUSINESS – Digestive Disease Medicine of CNY, LLP**

Mr. Spaeth outlined to Agency members the project proposed by DDM. Mr. Fiorentino further explained the project. DDM has sold their 110 Business Park Drive building to another medical practice. DDM will relocate their medical office (from 110 BPD) to the first floor of where their 116 BPD ambulatory surgery center is located – 12,000sf. This move will allow DDM to have sufficient space for expansion in the future. DDM currently sees 15-16,000 cases per year and are attracting doctors from larger cities into Utica. DDM is only seeking the Sales tax Exemption. Prevailing factors for assistance are location in a highly distressed area and DDM provides a unique service not otherwise found in the local area.

With some discussion, Mr. Buffa made a motion, seconded by Mr. Curley to approve an inducement relating to the Digestive Disease Medicine of CNY, LLP facility, providing preliminary approval for financial assistance (sales tax exemption), which is not a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing All in favor.

### **3B) NEW BUSINESS – Carbone Commercial Properties, LLC**

Mr. Spaeth gave a brief overview of the project. Mr. Carbone further described his vision for the property and his business. Currently located in New York Mills, Mr. Carbone explained that the current facility is inadequate for its operations and future growth of its offerings. A 30,000sf building with an additional 10,000sf space will be constructed on Oriskany Blvd - closing on the property in January, construction bidding taking place in February and a groundbreaking in March. Unique features of the facility will include a 1/8 mile running track, steam room and power lifting equipment. The gm will cater to seniors, women and children. Mr. Carbone looks to secure national power lifting and body building competitions which are not otherwise offered in the surrounding area (or NYS). Complimenting businesses include a physical therapist and chiropractor in the adjacent space. The PILOT will be a five year with 0%, 10%, 30%, 60% and 75%. Sales tax and mortgage recording tax exemptions are requested. The project is further located in a highly distressed area.

As such, Mr. Curley made a motion, seconded by Mr. Buffa to approve an inducement relating to the Carbone Commercial Properties, LLC facility, providing preliminary approval for financial assistance (real property abatement, sales tax exemption and mortgage recording tax exemption), which is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. The SEQR will be approved at a subsequent meeting upon Planning Board approval. All in favor.

**5) EXECUTIVE SESSION:** not entered into

**6) ADJOURNMENT:** There being no further business brought before the Agency, Mr. Buffa made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 9:27am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, February 4, 2020 at 8:30am.