



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

October 13, 2020 8:30a.m.

Utica Industrial Development Agency Re-scheduled Regular Meeting
City Hall, 1 Kennedy Plaza, Utica, NY – Conference Call via WebEx

Members Present: Vin Gilroy, Mark Curley, Emmett Martin, John Buffa

Member Excused: John Zegarelli

Also Present: Jack Spaeth (Executive Director), Linda Romano (BS&K – Agency Counsel)

Others: Robert Smith, Esq and James Trasher, PE on behalf of 1002 Oswego Street, LLC

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:33a.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. Martin, seconded by Mr. Curley, to approve the minutes of the August 4, 2020 meeting. All in favor.

3A) OLD BUSINESS: Doyle Hardware Building, LLC

Mr. Spaeth, having previously polled Agency members upon a request to consent to the securing of permanent financing for the Doyle Hardware project, asked the Chairman for a motion to pass the resolution.

As such, Mr. Curley made a motion, seconded by Mr. Buffa to consent to the permanent financing for the Doyle Hardware project. All in favor.

3B) OLD BUSINESS – 268 Genesee Street, LLC

Mr. Spaeth reviewed the project having previously provided the Agency members with a letter of request to extend the date of the Sales Tax Exemption (attached) and gained consensus. Mr. Spaeth explained that the project has been on delay due to the COVID-19 pandemic which has stalled supply lines and the work that would have been performed this summer has to be put off until the spring. The request for the extension is July 31, 2021.

As such and after some discussion, Mr. Curley made a motion, seconded by Mr. Martin to approve an extension of the Sales Tax Exemption relating to the 268 Genesee Street, LLC Facility.

Mr. Gilroy abstained from the vote as he is the company's accountant.

3C) OLD BUSINESS – 253 Genesee Street, LLC

Mr. Spaeth having previously provided Agency members with a letter of request from Bower's Development to extend the Sales Tax Exemption for the 253 Genesee Street project (letter attached). Mr. Spaeth reviewed the project and noted from the letter that due to no parking adjacent to the building very few trades can be working on the building at any one time and during the winter time the corner of Hopper and Genesee Streets cannot be blocked due to snow removal efforts.

After some discussion, Mr. Martin made a motion, seconded by Mr. Curley to approve an extension of the Sales Tax Exemption relating to the 253 Genesee Street, LLC Facility until December 31, 2021. All in favor.

4A) NEW BUSINESS – 1002 Oswego Street, LLC

Mr. Spaeth gave a brief history of the site and the anticipation of the owner to construct a 21,600sf building adjacent to the existing structure for use by United Auto Supply (UAS). UCP will then occupy the former UAS space. Mr. Spaeth then introduced Jim Trasher, PE and Bob Smith, Esq to further describe the project. Mr. Trasher showed a visual of the plans. 1002 Oswego Street, LLC is seeking a PILOT, STE and MRTE. The PILOT for the existing building will stay in place for the remaining five years with the increase of the project's Assessed Value subject to the following formula: 0%, 30%, 40%, 50% and the last year at 75% to coincide with the five year timeframe of the original. Ms. Romano requested clarification of the employment goals for the original project and this one. UAS maintained 22 jobs in the original project while expecting to create nine new positions. While it does not seem that UAS created the nine, Mr. Trasher suggested that the nine were to be from tenants in the building (UCP and Orkin). Ms. Romano noted in the new application, UAS will again maintain the 22 jobs, they will create an additional five. Mr. Spaeth noted that the overall employment count per 1002 Oswego Street, LLC's annual report to the UIDA lists 57 jobs for the past couple years.

After some discussion, Mr. Buffa made a motion, seconded by Mr. Curley to approve an inducement resolution relating to the expansion of the 1002 Oswego Street, LLC (United Auto Supply) Facility, providing preliminary approval for financial assistance in the form of exemptions from sales tax, exemptions from mortgage recording tax, and reduction of real property tax, which is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. All in favor.

The Planning Board will review and vote on the SEQR at its meeting on Thursday, October 15th. The UIDA will then vote on the SEQR at its next meeting.

4B) 2021 UIDA Budget

Mr. Spaeth presented the 2021 budget to the Agency members for their approval.

After some discussion, Mr. Curley made a motion, seconded by Mr. Martin to approve the 2021 budget as presented. All in favor.

5) EXECUTIVE SESSION: not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Curley made a motion to adjourn, seconded by Mr. Martin and the meeting was adjourned at 9:00am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, November 10, 2020 at 8:30am.