



# CITY OF UTICA

Utica Industrial Development Agency  
1 Kennedy Plaza, Utica, New York 13502  
(315)792-0195 fax: (315)797-6607

**ROBERT M. PALMIERI**  
MAYOR

VINCENT GILROY, JR  
CHAIRMAN

JACK N. SPAETH  
EXECUTIVE DIRECTOR

November 13, 2020 9:00a.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, John Buffa

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

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

**Others:** Joe Gehm on behalf of GSCB, LLC

**1) CALL MEETING TO ORDER:** The meeting was called to order by Mr. Gilroy at 9:05a.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. Curley, to approve the minutes of the October 13, 2020 meeting. All in favor.

### **3A) OLD BUSINESS: 1002 Oswego Street, LLC**

Mr. Spaeth explained to Agency members that he was waiting for the Planning Board to act on the SEQR for the 1002 Oswego Street, LLC project. While the addition of an out building was contemplated in the original application to which the Planning Board approved the SEQR at that time, the Planning Board decided to re-affirm their previous action and utilize the action of the original SEQR for the currently anticipated new facility.

As such, Mr. Curley made a motion, seconded by Mr. Buffa to pass a resolution for the SEQR based on the Planning Board's original action. All in favor.

### **4A) NEW BUSINESS – GSCB, LLC**

Mr. Spaeth gave a brief description of the project and then introduced Mr. Gehm who gave more detail. Mr. Gehm stated the building consisted of 92,000sf of which the first floor would be commercial/retail and the remaining four floors would be residential. This may change based on commercial interest. The developer plans to return the exterior of the building back to its original 1880's façade. Mr. Spaeth discussed the PILOT would be similar to the RPTL 485-a with the exception of the first year at zero taxes. Mr. Spaeth also noted that GSCB will be securing a market study from New Mark out of Buffalo

and should be complete by mid to late-November. Agency members had questioned the saturation of the downtown residential/loft apartment market and thus the request for the market study. The public hearing and further action on the part of the UIDA will be on hold until Agency members have had a chance to review the study. Mr. Spaeth further noted that the SEQR will need to be provided to NYS SHPO as the building is on the National Register. Once their comments are received, the Agency can then approve the SEQR. The Commissioner of UED has reviewed the SEQR and provided comments.

After some discussion, Mr. Curley made a motion, seconded by Mr. Buffa to approve an inducement resolution relating to the GSCB, LLC 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 subject to the market study. 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. Buffa and the meeting was adjourned at 9:16am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, December 16, 2020 at 12:00am at the Fort Schuyler Club.