



CITY OF UTICA

Utica Industrial Development Agency
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ROBERT M. PALMIERI
MAYOR

VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

May 15, 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 Zegarelli, John Buffa

Member Excused:

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

Others:

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 9:01a.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. Zegarelli, to approve the minutes of the April 17, 2020 meeting. All in favor.

3A) OLD BUSINESS: Doyle Hardware Building, LLC

Mr. Spaeth provided Agency members with a letter from Doyle Hardware Building, LLC (attached) requesting the UIDA authorize an extension of their CPC construction financing for a six-month period.

As such, Mr. Zegarelli made a motion, seconded by Mr. Buffa to approve the CPC funding extension for six months. All in favor.

3B) NEW BUSINESS – Burrstone Road Associates, LLC

Mr. Spaeth reviewed the project and provided Agency members with a Statement of Retail Findings for the project. Once approved Mr. Spaeth will provide the Mayor of Utica with a confirmation of those findings for his signature. Mr. Spaeth also requested Agency members approve the final authorizing resolution for the project.

As such, Mr. Curley made a motion, seconded by Mr. Buffa to approve the statement of findings relating to the Burrstone Road Associates, LLC (Slocum Dickson Medical Group) facility, making certain determinations with respect to a retail facility and requesting the Mayor of Utica confirm the proposed financial assistance; and to approve a final authorizing resolution relating to the Burrstone Road Associates, LLC (Slocum Dickson Medical Group) facility, approving financial assistance (sales tax

exemption, mortgage recording tax exemption and a 10-year PILOT) that is a deviation from the IDA's policy and authorizing the form and execution of documents. All in favor.

3B) NEW BUSINESS – Mana Properties, LLC

Mr. Spaeth provided a letter from Mana Properties requesting an increase in the Mortgage Recording Tax Exemption as the anticipated mortgage for the project increased from \$200,000 to \$300,000 representing an increase of from \$1,500 to \$2,250. The increase is due to an expansion of the project from 9,600sf to 11,600sf to accommodate additional tenants. The increase was anticipated as part of their application. Mana also is requesting an increase in the Sales Tax Exemption from \$31,845.27 to \$40,000 as part of the additional costs of the addition. The project had originally appeared before the Planning Board for its approval of the 9,600sf. The question has been raised as to the increase of building size and its timing. Mr. Spaeth will consult with the City's Principal Planner to determine appropriate next steps as to a revised SEQR and whether additional Planning Board approval is needed.

As such, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve the increase in Mortgage Recording Tax Exemption from \$1,500 to \$2,250 and an increase in Sales Tax Exemption from \$31,845.27 to \$40,000 for the Mana Properties, LLC project subject to the determination of the Planning staff and counsel review. All in favor.

4A) NEW BUSINESS: none

5) EXECUTIVE SESSION: not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Zegarelli made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 9:16am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Tuesday, June 2, 2020 at 8:30am.