



# CITY OF UTICA

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

VINCENT GILROY, JR  
CHAIRMAN

JACK N. SPAETH  
EXECUTIVE DIRECTOR

February 3, 2021 9:00a.m.  
Utica Industrial Development Agency Regular Meeting  
City Hall, 1 Kennedy Plaza, Utica, NY – Conference Call via WebEx

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

**Member Excused:** Emmett Martin

**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 9:07a.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. Zegarelli, seconded by Mr. Curley, to approve the minutes of the November 13, 2020 meeting. All in favor.

### **3A) OLD BUSINESS: Utica Sunset Associates, LLC**

Mr. Spaeth explained to Agency members that as was previously discussed, the Average Median Income (AMI) for a number of units associated with this project has been lowered from 80% to 60% and has been approved by NYS. While this information was not a factor in the Agency's decision to assist this project, the project owner is notifying the Agency as the Agency needs to consent to the AMI change.

As such, Mr. Zegarelli made a motion, seconded by Mr. Buffa to consent to the lowering of the AMI from 80% to 60%. All in favor.

### **3B) OLD BUSINESS – Asteri Utica, LLC**

Mr. Spaeth reminded Agency members of the amendment to the PILOT for this project that was previously discussed. The PILOT will change from a percentage-based PILOT to a fixed amount PILOT.

After some discussion, Mr. Zegarelli made a motion, seconded by Mr. Buffa to approve the execution of the Amended and Restated PILOT Agreement as it relates to this project. All in favor.

**4A) NEW BUSINESS – Public Authorities Accountability Act documents**

Mr. Spaeth provided to Agency members the required PAAA documents for 2020 to include: Mission and Measurements, Effectiveness of Internal Controls, Goals and Objectives, Operations and Accomplishments and review of the Investment and Procurement Policies.

Mr. Buffa made a motion, seconded by Mr. Zegarelli to approve the PAAA documents as presented. All in favor.

**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. Buffa and the meeting was adjourned at 9:14am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, March 3, 2021 at 9:00am at City Hall via WebEx.