



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

September 1, 2021 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, 1 Kennedy Plaza, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, John Zegarelli, Emmett Martin, John Buffa

Member Excused: Mark Curley

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

Others: Randell Denton and Nicole Smith (Liberty Affordable Housing)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 9:00a.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. Buffa, to approve the minutes of the June 23, 2021 meeting. All in favor.

3A) OLD BUSINESS: Progress of Projects

Mr. Spaeth provided Agency members with a project progress report for all uncompleted projects.

3B) OLD BUSINESS – 1900 Bleecker Street, LLC

Mr. Spaeth acknowledged the need to ratify an extension of inducement to November 4, 2021 and appointing 1900 Bleecker Street, LLC as agent for Sales Tax Exemption extension to August 23, 2022. Mr. Spaeth previously polled the members and was approved however Mr. Curley who did approve the extension was not present and a majority vote was not achieved with the members present. As such, the motion was tabled.

3C) OLD BUSINESS – 268 Genesee Street, LLC

Mr. Spaeth previously provided Agency members with a letter of request from the company to extend the Sales Tax Exemption for the project (letter attached) until February 28, 2022 due to COVID related delays.

With little discussion, Mr. Zegarelli made a motion, seconded by Mr. Buffa to extend the Sales Tax Exemption until February 28, 2022 for the 269 Genesee Street, LLC project. All in favor.

3D) OLD BUSINESS – GSCB, LLC

Mr. Spaeth previously provided Agency members with a letter of request from the company to increase the Sales Tax Exemption for the project (letter attached) from \$425,170 to \$550,000. This is due to increased construction costs from their original application.

Mr. Buffa made a motion, seconded by Mr. Zegarelli to approve an increase in the Sales Tax Exemption and authorize the IDA to conduct a public hearing as increased benefits are greater than \$100,000 for the GSCB, LLC project.

4A) NEW BUSINESS – Olbiston Apartments LLC

Mr. Spaeth introduced Randell Denton and Nicole Smith from Liberty Affordable Housing and provided a brief overview of the project. Mr. Denton continued on to say the project involved a total rehabilitation of the facility of 153 units divided among studios, one bedroom and two bedrooms for affordable wage individuals/families. Shoring up of the roof will take place in the short term and construction is expected to take 20-24 months. Tax-exempt bonds, LIHTC and historic tax credits will be utilized for the project. The top floor will include a community center, computer lab and other amenities.

Mr. Buffa abstained from the vote as he sits on the board of Liberty Affordable Housing.

With little discussion, Mr. Zegarelli made a motion, seconded by Mr. Martin to approve an inducement resolution relating to the Olbiston Apartments LLC facility, providing preliminary approval for financial assistance in the form of abatement of real property taxes for a period of 32 years (estimated at \$3,856,766), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy, and authorizing the IDA to conduct a public hearing.

Approval of the SEQR is expected to occur at the next regular meeting.

4A) NEW BUSINESS – 900 Oswego Street facility

Mr. Spaeth described the project at 900 Oswego Street. Dan Dowe, under the name of Hemstrought's Inc. purchased the Hemstroughts business some months ago and is in the process of purchasing the building from Vend-Uti whom the UIDA has a Lease-Leaseback Agreement with. As such, Hemstroughts is requesting both the consent of the UIDA as to the transfer, but also authorizing the mortgage recording tax exemption from the Agency. Mr. Spaeth is currently reviewing UIDA application materials from Mr. Dowe which he will submit for the October meeting.

With agency members having previously been polled and provided their consent, Mr. Zegarelli made a motion, seconded by Mr. Buffa, to ratify the sale and assignment of Agency documents and authorizing mortgage recording tax exemption in connection with the sale and assignment of the 900 Oswego Street property.

5) EXECUTIVE SESSION: not entered into

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

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, October 6, 2021 at 9:00am at City Hall via WebEx and in-person.