



ROBERT M. PALMIERI
MAYOR

CITY OF UTICA

Utica Industrial Development Agency
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VINCENT GILROY, JR
CHAIRMAN

JACK N. SPAETH
EXECUTIVE DIRECTOR

December 20, 2023 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

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

Excused:

Also Present: Jack Spaeth (Executive Director), Laura Ruberto (Counsel)

Others: Andy Patel, Namrata Patel, Dominick Pavia (Utica Harbor Lodging Group)

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:58a.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.

Mr. Gilroy abstained from running the meeting as he sits as President of the Utica Harbor Point Development Corp, and as such, Mr. Buffa, made a motion, seconded by Mr. Martin, to appoint Mr. Curley to act as Chairman.

2) APPROVAL OF MINUTES: A motion was made by Mr. Zegarelli, seconded by Mr. Curley, to approve the minutes of the December 6, 2023 meeting. All in favor.

3) EXECUTIVE SESSION:

Mr. Curley made a motion, seconded by Mr. Buffa to enter Executive Session at 9:00am to discuss a proposed contract.

Mr. Curley made a motion, seconded by Mr. Zegarelli to exit Executive Session at 9:18am.

4A) NEW BUSINESS – Utica Harbor Lodging Group, LLC

Mr. Patel gave a brief description of the project as a 120-unit apartment building, two hotels and an entertainment center. Mr. Curley asked where the gross sales numbers come from? Mr. Patel stated they are based on other hotel operations. Mr. Pavia described the overall impact the development will

have on the harbor area and the City to compliment other activity over the past 15 years. Development in this location is risky due to potential unknown environmental and other factors.

With some discussion, Mr. Buffa made a motion, seconded by Mr. Martin to approve an inducement resolution relating to the Utica Harbor Lodging Group LLC Facility, providing preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$4,375,000.00), exemptions from mortgage recording tax (valued at \$375,000.00) and reduction of real property tax for a period of 22 years during which time the Company will pay as PILOT Payments (a) 100% of taxes for a period of two (2) years and (b) an annual fixed amount of \$70,000.00 for a period of twenty (20) years (estimated value \$22,510,886.00), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy and authorizing the Agency to conduct a public hearing. All in favor.

Ms. Ruberto provided information pertaining to the SEQR process, to which Mr. Zegarelli made a motion, seconded by Mr. Martin to approve a SEQR Resolution relating to the Utica Harbor Lodging Group facility. All in favor.

5) NEW BUSINESS – Mark Curley

Mr. Curley provided a resignation letter to the Board a few weeks ago to which everyone wished him well and thanked him for his years of service.

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Buffa made a motion to adjourn, seconded by Mr. Martin and the meeting was adjourned at 9:47am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, January 10, 2023 at 9:00am at City Hall via WebEx and in-person.