

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



UTICA INDUSTRIAL DEVELOPMENT AGENCY
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February 5, 2025 9:00a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, John Zegarelli, John Buffa

Excused: Emmett Martin

Also Present: Jack Spaeth (Executive Director), Linda Romano and Laura Ruberto - BSK agency counsel (via WebEx)

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. Zegarelli, seconded by Mr. Buffa, to approve the minutes of the January 15, 2025 meeting. All in favor.

3A) OLD BUSINESS – Utica Harbor Lodging Group, LLC

Ms. Ruberto explained to Agency members that due to the retail nature of this project, a statement of findings is required and a request needs to be made to the Mayor confirming the proposed action to provide financial assistance to the retail facility. It was further noted that while the hotels do not in and of themselves draw people to them, they have an associate relationship to the facilities that do draw people from outside the area with the need for lodging.

A motion was made by Mr. Buffa, seconded by Mr. Zegarelli to adopt a statement of findings relating to the Utica Harbor Lodging Group, LLC Facility and requesting the Mayor of Utica confirm the proposed action to provide financial assistance to a retail facility. Mr. Gilroy abstained due to a conflict.

3B) OLD BUSINESS – Utica Harbor Lodging Group, LLC

Mr. Spaeth explained that a final resolution is required at this time.

There being no questions, Mr. Zegarelli made a motion, seconded by Mr. Buffa to adopt a final

authorizing resolution relating to the Utica Harbor Lodging Group, LLC Facility authorizing financial assistance in the form of exemptions from sales tax (valued at \$2,143,751), exemptions from mortgage recording tax (valued at \$261,000) and reduction of real property tax for a period of 24 years (valued at \$11,078,436), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy and approving the form and execution of related documents in the Agency's standard form, subject to counsel review. The Agency conducted a public hearing on January 28, 2025 to which there was no comment. Mr. Gilroy abstained due to a conflict.

3C) NEW BUSINESS – BG Warehouse, LLC

Mr. Spaeth indicated that a final resolution was needed for this project.

After little discussion, Mr. Zegarelli made a motion, seconded by Mr. Buffa to adopt a final authorizing resolution relating to the BG Warehouse, LLC Facility authorizing financial assistance in the form of exemptions from sales tax (valued at \$131,250) and reduction of real property tax for a period of 5 years (valued at \$687,002), which financial assistance is a deviation from the Agency's Uniform Tax Exemption Policy and approving the form and execution of related documents in the Agency's standard form, subject to counsel review. The Agency conducted a public hearing on February 4, 2025 to which there were no comments. All in favor.

4A) NEW BUSINESS – Uniform Evaluation Criteria

Mr. Spaeth deferred to Ms. Romano. She explained that NYS recently added a special consideration for projects that include child care.

As such, Mr. Zegarelli made a motion, seconded by Mr. Buffa to adopt a resolution amending the Agency's Uniform Evaluation Criteria to give specific consideration to projects that include onsite child care. All in favor. This question will be inserted into the Agency's application for assistance.

Mr. Gilroy noted the passing of Steve Deery, our Vice Chairman as he will be missed.

5) EXECUTIVE SESSION: Not entered into

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Buffa made a motion to adjourn, seconded by Mr. Zegarelli and the meeting was adjourned at 9:08am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, March 5, 2025 at 9:00am at City Hall via WebEx and in-person.