

MICHAEL P. GALIME, MAYOR
CITY OF UTICA



UTICA INDUSTRIAL DEVELOPMENT AGENCY
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July 9, 2025 8:34a.m.
Utica Industrial Development Agency Regular Meeting
City Hall, Utica, NY – WebEx Conference Call/In-Person

Members Present: Vin Gilroy, John Zegarelli, Haris Dervisevic, Kevin Martin

Excused: John Buffa

Also Present: Jack Spaeth (Executive Director)

Others: Laura Ruberto (BSK – Agency Counsel), Jon Penna (Counsel for DePaul) via WebEx

1) CALL MEETING TO ORDER: The meeting was called to order by Mr. Gilroy at 8:30a.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. Gilroy, to approve the minutes of the May 7, 2025 meeting. All in favor.

3A) OLD BUSINESS – 1400 Broad

Mr. Spaeth previously provided Agency members with a Sales Tax Exemption extension request letter from 1400 Broad. The request is to extend the STE until December 31, 2025.

Mr. Zegarelli made a motion, seconded by Mr. Dervisevic to approve the extension of the STE until December 31, 2025. All in favor.

4A) NEW BUSINESS – DePaul – Columbia Square

Mr. Spaeth gave a brief overview of the project and then introduced Mr. Penna who gave more detail. Mr. Penna told the members that this is a supportive housing project which will include rooms for 30%-50% AMI affordable housing also. Studios, 1, 2 and 3 bedrooms will make up the 66 units. All inclusive rents will range from \$700-\$1,100. It is a \$35.0M project that will create 5 jobs. Consumer make-up will be those that are frail seniors and those recovering from mental illness. NYS tax credits will be available in 3Q. Construction is expected to start in June 2026 and take 18-20 months. 18 parcels have been acquired.

Mr. Zegarelli made a motion, seconded by Mr. Dervisevic to approve the SEQR resolution relating to the DePaul Columbia Square, L.P. facility. All in favor.

Mr. Zegarelli made a motion, seconded by Mr. Dervisevic to approve an inducement resolution relating to the DePaul Columbia Square, L.P. facility, granting preliminary approval for financial assistance in the form of reduction of real property taxes for approximately 31 years (valued at \$10,143,535), which Financial Assistance is a deviation from the Agency's Uniform Tax Exemption Policy, making certain findings with respect to the facility, and authorizing the Agency to conduct a public hearing. All in favor.

4B) NEW BUSINESS – Mac-Clark Properties

Mr. Spaeth gave a brief overview of the project indicating that Mac-Clark properties is purchasing the former MANA Properties property on Erie Street. They will move their training center to the facility along with vehicle maintenance operations. The existing space in the Adirondack Building will be occupied by Adirondack Financial. MANA Properties will continue its operations in Utica but in a smaller location. There is no abandonment issue.

After little discussion, Mr. Zegarelli made a motion, seconded by Mr. Dervisevic to approve a resolution relating to the Mana Properties, LLC facility, consenting to the sale of and assignment of existing lease-leaseback documents to Mac-Clark Properties, LLC and authorizing the form and execution of related documents.

Mr. Zegarelli then made a motion, seconded by Mr. Dervisevic to approve a SEQR resolution relating to the Mac-Clark Properties, LLC facility. All in favor.

Mr. Zegarelli then made a motion, seconded by Mr. Dervisevic to approve an inducement resolution relating to the Mac-Clark Properties, LLC facility, granting preliminary approval for financial assistance in the form of exemptions from sales tax (valued at \$10,938.00), exemptions from mortgage recording tax (valued at \$9,000.00) and reduction of real property tax for a period of five years (valued at \$12,292.00), which financial assistance is consistent with the Agency's Uniform Tax Exemption Policy, and authorizing the Agency to conduct a public hearing. 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. Dervisevic and the meeting was adjourned at 8:55am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, August 6, 2025 at 8:30am at City Hall via WebEx and in-person.