



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 6, 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

Excused: John Buffa, Emmett Martin

Also Present: Jack Spaeth (Executive Director), Laura Ruberto and Linda Romano (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 9:04a.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. Curley, on a motion from himself, seconded by Mr. Zegarelli, will act as Chairman.

2) APPROVAL OF MINUTES: A motion was made by Mr. Zegarelli, seconded by Mr. Curley, to approve the minutes of the October 11, 2023 meeting. All in favor.

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

Mr. Patel gave a brief description of the project as a 240-unit apartment building, two hotels and an entertainment center. Mr. Patel explained that interest rates are very high right now and the PILOT is needed to offset them. The original request was for a 30-year PILOT to which the project would consist of 240 units. While the 30-year PILOT was frowned upon due to the degree of deviation from the Agency's policy, if a 20-year PILOT is granted, the number of apartment units would decrease to 120 and total project costs would lower to \$85M

4) NEW BUSINESS – None

5) EXECUTIVE SESSION:

Mr. Zegarelli made a motion, seconded by Mr. Curley to enter Executive Session at 9:17am to discuss a proposed contract.

Mr. Zegarelli made a motion, seconded by Mr. Curley to exit Executive Session at 9:51am

Upon exiting Executive Session, it was decided by those Agency members present to table the project until a future date (December 20, 2023 is proposed) whereby all Agency members are present due to the size and impact of said project. Additional and more succinct information is necessary in order to make a better-informed decision.

Counsel will prepare a letter outlining outstanding questions to be addressed as well as the need for all-inclusive application materials. Mr. Patel agreed and will push for its delivery at the earliest.

6) ADJOURNMENT: There being no further business brought before the Agency, Mr. Zegarelli made a motion to adjourn, seconded by Mr. Curley and the meeting was adjourned at 10:16am.

The next regular meeting of the Utica Industrial Development Agency is scheduled for Wednesday, December 20, 2023 at 9:00am at City Hall via WebEx and in-person.