

**FINAL**

**MINUTES OF THE MEETING OF THE UPPER MOHAWK VALLEY  
MEMORIAL AUDITORIUM AUTHORITY HELD ON FEBRUARY 13,  
2018 AT 4:00 PM.**

**Members Present:** Carl Annese, Vin Karl, Mark Mojave, Harold Stalker, Jim Brock, Paul Romano, Joanne Gerace

**Also Present:** Mike Potrzeba

**Excused:** NONE

**Authority Business:**

Mike presented the PILOT budget versus Actual as of 1/31/18. Cap Fund and Ice Rental revenues were also reported.

Carl advised pricing quotes were received back from a variety of firms for the removal of foundations and slabs work at Tartan Textile.

A motion was made by Jim, seconded by Harold to solicit an RFP not to exceed \$150,000 for this work. However, we may hold off at the moment to wait and see what the near future may bring for the Nexus Center.

A motion was made by Joanne, seconded by Harold to accept the low bid from Sahl Glass for \$33,860 for Doors to the Restaurant. A separate motion was made by Harold, seconded by Mark to accept the low bid from Titan Steel of \$32,705 for the ramps and steps for the restaurant both inside and outside the building. Both motions passed unanimously.

A Corporate resolution was required from the Board for the loan from Adirondack Bank. This was voted on and approved.

Carl advised the Board that the building would be featured in an upcoming issue of Business View magazine. We also got great reviews from the AHL and all the team GM who came for the All-Star game.

A motion was made by Joanne, seconded by Harold, to go into executive session at 4:50. All in favor.

A motion to come out of executive session was made at 5:15. All in favor.

Meeting adjourned at 5:15 pm

**FINAL**

**MINUTES OF THE MEETING OF THE UPPER MOHAWK VALLEY  
MEMORIAL AUDITORIUM AUTHORITY HELD ON DECEMBER 13,  
2017 AT 4:00 PM.**

**Members Present:**, Carl Annese, , Vin Karl, Joanne Gerace, Harold Stalker, Jim Brock, Paul Romano, and Pat Donovan.

**Also Present:** Mike Potrzeba, Rob Esche

**Excused:** NONE

**Authority Business:**

Mike presented the PILOT budget versus Actual as of 12/31/17. Income was \$7,000 higher, while expenses were \$4,700 higher than budgeted. Cap Fund and Ice Rental revenues were also reported.

Carl advised that an agreement in principle has been reached to purchase the Tartan property for \$1.22 million without the foundations and slabs removed. Bowers will get quotes for their removals, as will we.

A motion was made by Pat, seconded by Harold, to go into executive session at 4:15. All in favor.

A motion to come out of executive session was made at 4:45. All in favor.

Meeting adjourned at 4:45 pm

## FINAL

### MINUTES OF THE MEETING OF THE UPPER MOHAWK VALLEY MEMORIAL AUDITORIUM AUTHORITY HELD ON JUNE 13, 2018 AT 4:00 PM.

**Members Present:** Carl Annese, Vin Karl, Mark Mojave, Harold Stalker, Paul Romano, Jim Brock

**Also Present:** Mike Potrzeba, Luann Horton-Murad, Rob Esche

**Excused:** Joanne Gerace

#### **Authority Business:**

Management reported that UFC Night was extremely successful. It was a very long event – running from 5:30 until 1 AM. There were no incidents. They did run out of all food items. It was a very diverse crowd – from suits to camo. It was also a big economic boost for the area. The UFC entourage themselves took 150 hotel rooms. And the fans came from all over filling many other hotel rooms.

Upcoming events include two concerts:  
Alabama on November 10<sup>th</sup> and Mercy Me on November 2<sup>nd</sup>.

Mike presented the following vouchers to approve and sign:

Our forklift truck is on its last legs. Quotes are being solicited now for a replacement, specifically a skid-steer with forks, as this will be more versatile. A decision can be made at a future meeting.

Re OCACE, the legislation has passed the NYS Senate and has gone on to the Assembly. The current version of the bill allows for the Design/Build of One (1) building only. It is also likely that Murnane would remain under the auspices of the Sports Authority.

The Tartan lot water lines were removed. The cost was \$4k less than originally quoted by Marcellus Construction.

Mark and Joanne are working on the schedule of values for the 72 Grill in order to make a final determination for the rent. Since Joanne is absent, this discussion will take place at next month's meeting.

A motion was made by Jim, seconded by Harold to go into executive session at 4:45pm. All in favor.

A motion was made by Jim, seconded by Harold to come out of executive session at 5 pm. All in favor.

Meeting adjourned at 5:00 pm

**FINAL**

**MINUTES OF THE SPECIAL MEETING OF THE UPPER MOHAWK  
VALLEY MEMORIAL AUDITORIUM AUTHORITY HELD ON  
FEBRUARY 23, 2018 AT 5:20 PM.**

**Members Present:** Carl Annese, Vin Karl, Mark Mojave, Harold Stalker,

**Also Present:**

**Excused:** NONE

**Authority Business:**

The Authority acknowledges that, on the advice of the Authority's Attorney, a promissory note for \$305,000 was signed by Mohawk Valley Garden (the lender) and the Authority (the lende) for the advance of funds to be used for the down payment for the Tartan Textile property on 1/24/18 in an effort to expedite the process, and to be reimbursed once the loan from Adirondack Bank is closed.

A motion for resolution was made by Mark Mojave to take out a loan for \$1.85 million from Adirondack Bank for the purpose to buy the Tartan property, pay off the M&T Bank loan and to reimburse the promissory note dated 1/24/18. Motion seconded by Harold Stalker.

All in favor.

Meeting adjourned at 5:25 pm

## FINAL

### MINUTES OF THE MEETING OF THE UPPER MOHAWK VALLEY MEMORIAL AUDITORIUM AUTHORITY HELD ON MARCH 14, 2018 AT 4:00 PM.

**Members Present:** Carl Annese, Vin Karl, Mark Mojave, Harold Stalker, Paul Romano, Joanne Gerace

**Also Present:** Mike Potrzeba, Luann Horton-Murad, Rob Esche, Kevin Martin

**Excused:** Jim Brock

#### **Authority Business:**

Mike advised that the bank loan closed two weeks ago. A portion will be used to reimburse MVG for the promissory note signed 1/24/18. The rest will be used to pay off the M & T loan.

Re closing on the Tartan property, Kevin advised that we are just waiting for the receipt of signed receipts of tax forms, etc then we will have title to the property. We already have insurance in place.

Re West End Expansion, sheet rocking is being done now. A target date of late April is still hoped for to have a soft opening of the restaurant. A rental agreement is still being worked on.

There will be three (3) Syracuse Stars teams now in the building: Junior A; Junior B; and 18U. They will require 4.5 hours of ice per day, or roughly \$50,000 of new ice rental revenue, in time slots that are not currently being used.

Locker room space, however, is the biggest hurdle until Nexus is built. We will have to remodel LR 8 and half of the chair room to accommodate our new tenants.

A discussion was made about the need for the trees in the large planters on the plaza in front of the Labatt's Entrance. Staff has seen people drive

right up to the doors of the building. So, these large containers can provide a deterrence barrier that we need. They are also moveable, as proved handy for the law enforcement funeral we held.

Mike provided four (4) vouchers for review and payment:

Northland Communications - \$4,110.65

Gaetano Construction - \$94,180.00

HJ Brandeles - \$4,213.50

Usmail Electric - \$2,695.92

A motion was made by Joanne, seconded by Harold, to go into executive session at 5:10. All in favor.

A motion to come out of executive session was made at 5:40 by Joanne, seconded by Harold. All in favor.

Meeting adjourned at 5:40 pm



**FINAL**

**MINUTES OF THE UPPER MOHAWK VALLEY MEMORIAL AUDITORIUM  
AUTHORITY HELD ON JULY 12, 2018 AT 4:00 PM.**

**Members Present:** Carl Annese, Harold Stalker, Vin Karl, Joanne Gerace and Jim Brock

**Also Present:** Rob Esche, Michael Potrzeba, Cecelie Pikus, Luann Horton-Murad

**Excused:**

**Absent:** Mark Mojave

**Authority Business:**

Meeting comes to order at 4:10 pm.

Vin makes a motion to approve the minutes from June. Jim seconds, all in favor.

Carl discusses adding military flags to the plaza.

Mike passes out the financials from the past quarter.

Carl discusses the survey results and the issues with the sound system. The Authority discusses the quote to have the sound system evaluated. The Authority discusses the cost of the estimate.

Jim makes a motion to approve the \$15,040 estimate from AVL to evaluate and develop a plan to fix the sound system. Joanne seconds, all in favor.

Rob discusses the required purchase of a turf, goals, and boards for Utica City FC.

Carl informs the Authority that OCACE did not pass with the State Assembly.

Jim makes a motion to open a special events account at Adirondack Bank in conjunction with the operating account. Harold seconds, all in favor.

Mike presented vouchers for approval/payment, including:

Indoff	\$90.00
CrossFit Mohawk Valley	\$4,500.00
Utica Comets, LLC	\$75,000.00
Oneida County	\$96,250.00
Alesia & Crewell Architects, P.C	\$284.63
National Building & Restoration	\$5,302.36
Exemplis, LLC	\$1,337.47
Marcellus Construction	\$10,072.32
Sports Resource Group	\$7,137.00

A motion to adjourn was made by Harold at 5:30, Seconded by Vin.

**FINAL**

**MINUTES OF THE MEETING OF THE UPPER MOHAWK VALLEY  
MEMORIAL AUDITORIUM AUTHORITY HELD ON MAY 9<sup>TH</sup> , 2018 AT  
4:00 PM.**

**Members Present:** Carl Annese, Vin Karl, Mark Mojave, Paul Romano,  
Jim Brock

**Also Present:** Mike Potrzeba, Luann Horton-Murad, Kevin Martin

**Excused:** Harold Stalker, Joanne Gerace

**Authority Business:**

Minutes from the meetings of December 13, 2017 and February 13, 2018 were reviewed. A motion was made by Jim, Seconded by Mark to accept the December minutes. All voted in favor. A motion was made by Paul, seconded by Mark to accept the February minutes. All voted in favor.

Mike presented the PILOT budget versus Actual as of 3/31/18. Cap Fund was also reported.

Mike presented eight (8) vouchers for approval/payment. These were:

Arlott Office: \$2156.00	Bob Lynn Septic \$400.00
Eversan: \$17,695.38	Onondaga Cash Register: \$14,670.00
Titan Steel: \$28,324.75	Alescia & Crewell: \$5,949.09
E.V. Roofing: \$499.82	Countryside Stove: \$1,933.37

With our new Jr Hockey team tenants coming this fall, we are going to be in need of more locker space. One option is the chair room. We think we can store the chairs off-site. But we need to have Anthony begin to investigate the costs and logistics to convert the space into 2 locker rooms with shared showers and a coaches' area.

Tartan: We now officially own the property. We have been advised by the Water Authority that there is a leak in one of the water lines

adjacent to the property. Whose responsibility is it is yet to be determined. In case it falls to us, Jim made a motion, seconded by Vin, that we authorize the spending up to \$12,000, under **Emergency Services Basis** to remedy the Charles St leak. All voted in favor.

West Side Addition: We have not received a reply to Kevin's letter of March 14<sup>th</sup>. Mark and Joanne are working on a new schedule of values to determine the comparable price per square foot basis comparison.

As for the exterior of this project, we are holding back some money from National until the hydro-seeding and other greenery is done to our satisfaction.

The Authority members took a tour of the exterior to discuss possible options for outdoor seating, etc for the new restaurant. No decisions were made at this time.

Upcoming events: the June 1<sup>st</sup> UFC is selling very well. It will be the biggest event we have ever held. They will arrive May 25<sup>th</sup>, a full week ahead of the show. They will also take over the entire Hotel Utica, so it will be a great boost to the economy.

Next Tues the 15, the Baggs Square Association will meet here in Zetlin's Lounge from 5-7. Members are welcome to attend.

And on May 20<sup>th</sup>, we will host the finish line of the Erie Canal Half Marathon

Meeting adjourned at 5:45 pm

## **FINAL**

### **MINUTES OF THE UPPER MOHAWK VALLEY MEMORIAL AUDITORIUM AUTHORITY MEETING HELD ON AUGUST 22, 2018 AT 4:00 PM.**

**Members Present:** Carl Annese, Harold Stalker, Vin Karl, Mark Mojave and Jim Brock

**Also Present:** Rob Esche, Michael Potrzeba, Luann Horton-Murad

**Excused:**

**Absent:** Joanne Gerace

#### **Authority Business:**

Meeting comes to order at 4:00 pm.

Carl discusses and hands out the proposal for adding military flags to the plaza, with the 16' flagpole is the preferred height.

Jim moves to approve the PoleTech flagpole proposal, Harold seconds, all in favor.

Carl discusses the turf proposals and hands out the samples that were received to date. Discussion on what turf would best suit the building and which provides the best value. The SportTurf FIH71 is the MASL league preferred turf for new teams.

Jim moves to approve the SportTurf proposal for the FIH71 Synthetic Turf, contingent on an opinion letter from the Authority's legal counsel and not to exceed \$86,000, Vin seconds, all in favor.

Carl updates the board on the sound system improvements that will be published tomorrow. Bids are due back on August 31<sup>st</sup>, 2018, no action is required at this time.

Rob presents the proposal for Clinton Tractor & Implement Co., for the purchase of a new Skidsteer on contract through the group purchasing

organization NJPA. The current Forklift is now inoperable, and it is unknown at this time the extent of repairs that are needed.

Mark moves to approve the Clinton Tractor proposal for the Skidsteer on state contract, contingent on financing, Paul seconds, all in favor.

Jim moves to go into executive session at 4:43PM, Harold seconds, all in favor.

Mark moves to come out of executive session at 5:35PM, Vin seconds, all in favor.

Vin makes a motion to make an offer not to exceed \$750,000 for the building located at 470 Whitesboro St Utica, NY 13502, Seconded by Mark. The roll vote was 5 yes (Carl Annese, Vin Karl, Mark Mojave, Paul Romano and Harold Stalker) and 1 no (Jim Brock).

A motion to adjourn was made at 5:47.

**FINAL**

**MINUTES OF THE MEETING OF THE UPPER MOHAWK VALLEY  
MEMORIAL AUDITORIUM AUTHORITY HELD ON APRIL 11, 2018 AT  
4:00 PM.**

**Members Present:** Carl Annese, Vin Karl, Mark Mojave, Harold Stalker, Paul Romano, Jim Brock

**Also Present:** Mike Potrzeba, Luann Horton-Murad, Rob Esche, Kevin Martin

**Excused** Joanne Gerace

**Authority Business:**

Re: Tartan property, Kevin prepared an agreement with MHA referencing the two odd lots, indemnifying MHA. Part of this property will go the NYSDOT for their project and the City will transfer Charles St to the Authority. The City has to go through their Public Notice procedures, and then through Common Council. This process should be complete by mid-June.

As for the restaurant lease, we need to arrive at a dollar per square foot rental basis that is comparable to the going market rate. Mark and Joanne are working on these calculations. The gas has a separate meter and the electric has in-line meters.

Mike provided four (4) vouchers for review and payment:

Titan Steel Corp - \$6,912.50  
Alesia & Crewell Architects, PC - \$5,060.00  
Rommel Fence, LLC - \$2,755.00  
Eversan, Inc. - \$17,695.83

A motion was made by Jim, seconded by Harold, to adjourn at 4:20. All in favor. Meeting adjourned at 4:20pm