

Utica Harbor Point Local Development Corporation

Operations & Accomplishments

April 1, 2011 – March 31, 2012

- Utica Harbor Point Development Corporation incorporated with the State of New York on May 6, 2011
- New York State Canal Corporation Board of Directors approved below-market transfer of Wurz Avenue extension to City of Utica on December 15, 2011
- In December 2011, Governor Cuomo announced that the City of Utica was successfully awarded \$250,000 in State funds for the development of a master plan for Harbor Point

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April 1, 2012 – March 31, 2013

- Bylaws drafted and adopted by the Corporation at organizational meeting on April 11, 2012
- Annual meeting held on May 29, 2012 at which time the Board was expanded to nine (9) members at request of Mayor Palmieri; included three (3) ex-officio positions, one of which was given full voting rights
- Board met on June 13, 2012 to tour the Harbor Point site and the lands eventually to be transferred from the State of New York to the LDC specifically
- Board met on July 17, 2012 for a presentation from Bill Jones of National Grid regarding the remediation process/status
- Board met on September 18, 2012 to discuss draft Request For Proposals seeking planning consultants to prepare master plan for the Harbor Point area
- Request For Proposals (RFP) for planning consultants advertised in State's Contract Reporter starting October 29, 2012
- Twelve (12) proposals received in response to RFP on deadline of November 20, 2012
- Board met on December 4 and 15, 2012 to review and discuss proposals submitted in response to RFP
- Interviews of short-list of consultants conducted by Board on January 22 and 31, 2013
- Board met on February 23, 2013 to discuss/review interviews with Mayor Palmieri
- City enters into contract with Elan Planning for master plan for Harbor Point on March 1, 2013
- Board held planning kick-off meeting with Elan Planning team on March 14, 2014
- Board met on March 23, 2013 to review next steps following kick-off meeting

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April 1, 2013 – March 31, 2014

- Consultant team led by Elan Planning met with various City officials on April 11th to discuss desired goals and objectives to be considered as part of the Harbor Point master plan
- Consultant team led by Elan Planning met with various stakeholder groups on April 30th and May 2nd, including NYS DEC, NYS DOT, Canal Corporation and Mohawk Valley EDGE
- Representatives of consultant team, National Grid, City and UHPDC participated in 2-hour interview on May 14th on local FM radio station (Green Local 175 LIVE) to present the history of the site, the remediation process and the planning process
- Representatives of the UHPDC participated in follow-up 1 hour interview on May 21st on same radio station to publicly discuss the creation, mission and function of the LDC
- The Board met on June 8, 2013 and approved a resolution adding a non-voting, ex-officio position on the Board to be filled by John Fiume, a representative of National Grid
- Transfer of a small section of Wurz Avenue from the Canal Corporation to the City of Utica to provide access to the Harbor was finalized in June.
- Mayor and UHPDC representatives meet with County Executive to discuss progress made to date on Harbor Point redevelopment and future plans, priorities
- Consultant team, City officials and UHPDC representatives meet with representatives of the New York State Historic Preservation Office on July 19th to discuss plan and future regulatory requirements
- Consultant team, City officials and representatives of the UHPDC meet with Canal Corporation Director Brian Stratton and his team on August 19th to discuss preliminary planning process
- Consultant team representatives make presentation on planning effort to Mighty Waters Working Group on August 27th
- Mayor Palmieri pens guest editorial on the project, published by the Observer Dispatch on December 11th
- On December 11th, Governor Cuomo announces that Mohawk Valley regional economic development council is 'top performer' in latest Consolidated Funding Application round – thereby awarding \$5.5 million in grant funds to the City for improvements at Harbor Point
- National Grid provides a grant of \$114,000 to the City of Utica for further planning and continued improvements at Harbor Point
- In December 2013, the City took title to 105-109 North Genesee Street, now slated for demolition in order to eventually widen Wurz Avenue and potentially provide greater access from North Genesee Street to parcels immediately to the north
- On January 17th, 2014, City officials and UHPDC representatives met with Canal Corporation Director Brian Stratton and members of his team to discuss eventual transfer of property and various mechanisms for such a transfer
- In March, 2014, the Canal Corporation began preparing a \$12M+ TIGER grant application to the United States Department of Transportation that, if approved, would ultimately result in the relocation of the Canal Corporation north to the existing NYS DOT facility on the Canal

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April 1, 2014 – March 31, 2015

- In April 2014, Mayor Palmieri, Chairman Gilroy and several Board members traveled to Oswego for tour of their waterfront and meeting with Mayor Gillen
- The LDC hosted a meeting with property owners in and around Harbor Point in April 2014 to update them on the planning process and to elicit their feedback for further development of the plan
- A public information meeting was held on May 20, 2014 at the North Utica Senior Center to provide an update on the plan
- The Mayor, Chairman Gilroy and several Board members met with representatives of Empire State Development and the State Department of Environmental Conservation to provide an update on the status of the planning effort in May 2014
- In May 2014, Mayor Palmieri, Chairman Gilroy and several Board members met with contingent from National Grid to discuss update on property transfer process
- In July 2014, the LDC awarded a contract to Stropp Appraisal for appraisals of three parcels of land in and around Harbor Point for possible acquisition
- The Common Council passed a resolution declaring itself lead agent for the purposes of SEQRA review of the Generic Environmental Impact Statement in September 2014. The Council also passed a resolution granting a Positive Declaration to the project under SEQRA
- In September 2014, the consultant team and the LDC met with the Common Council to review the scoping documents and the review process for the Generic Environmental Impact Statement
- The consultant team and the LDC conducted a public scoping meeting on the Generic Environmental Impact Statement in October 2014
- Mayor Palmieri announces impending demolition of 105 – 109 N. Genesee Street in December 2014
- Governor Cuomo announces in December 2014 award of a \$750,000 grant for plan implementation through the 2014 Consolidated Funding Application process

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Operations & Accomplishments

April 1, 2015 – March 31, 2016

- In April 2015, the Common Council approved a bond resolution for \$1,500,000 for costs associated with the Utica Harbor Point project
- Brian Thomas presented the Harbor Point project to the Utica Rotary at their April 2015 meeting at Aqua Vino
- In July 2015, the Common Council accepted the draft Generic Environmental Impact Statement as complete and adequate for public review and set the public hearing date for September
- Mayor met with National Grid representatives in August 2015 and briefly discussed an update on the progress toward possible transfer of property
- In August/September 2015, UHPDC sent two letters to Canal Corporation – one letter advised them as to the condition of the bulkhead wall and the second advised them of the UHPDC's interest in the DSA-1 lands
- In September 2015, a media tour of the Harbor was given by the consultant team and members of the UHPDC. In addition, a public hearing on the draft Generic Environmental Impact Statement was held at the North Utica Senior Center
- In October 2015, the public comment period for the draft Generic Environmental Impact Statement closed
- Mayor, members of UHPDC and consultant team met with representatives of National Grid in January 2016 to discuss progress toward eventual transfer of Grid property
- The Common Council accepts the final Generic Environmental Impact Statement as complete, effectively completing the SEQRA process in February 2016 and UHPDC Chairman presents the Harbor Point Plan publicly as part of a regional economic development update hosted by the Genesis Group

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Operations & Accomplishments

April 1, 2016 – March 31, 2017

- On April 14, 2016, UHPDC Chairman Vin Gilroy along with other members of the UHPDC Board and the consultant team met with members of the City of Utica Common Council to provide an update on the status of plan implementation
- At the April 2016 meeting of the City of Utica Common Council, the Council approved a bond resolution for \$1,500,000 for costs associated with the Utica Harbor Point project
- On May 2, 2016, UHPDC Chairman Vin Gilroy gave a presentation of the Harbor Point master plan to the Bagg's Square Association
- On May 18 & 19, 2016, the New York State Canal Corporation held their annual business meeting in downtown Utica. UHPDC Chairman Vin Gilroy, together with City staff and members of the consultant team, gave a presentation to the attendees on the progress and status of the Harbor Point master plan
- In May 2016, the UHPDC and the City of Utica entered into a Memorandum of Understanding that detailed the responsibilities of both parties as it pertained to administration of a \$5 million grant from Empire State Development
- In June 2016, the City of Utica solicited construction bids for nearly \$1 million worth of streetscape improvements to the entrance to the Harbor, part of the Empire State Development's \$5 million grant award to the City of Utica
- In August 2016, Senator Charles Schumer announced that he was working to secure nearly \$1.8 million in previous earmarks for the City that would be re-allocated for improvements to the connectivity between the Harbor, Bagg's Square and Downtown Utica
- In December 2016, the City of Utica Planning Board held its required public hearing on the proposed amendment to the City of Utica zoning map and zoning ordinance in order to incorporate design guidelines for the Harbor area. Following the public hearing, the Planning Board unanimously agreed to formally recommend that the City of Utica Common Council adopt said zoning map and ordinance amendments
- In December 2016, Governor Cuomo announced award of a \$150,000 grant to the City of Utica for continued design and engineering work at the Harbor, specifically focused on the bulkhead walls
- In March 2017, the UHPDC submitted an Upstate Revitalization Initiative (URI) application to the State of New York, requesting approximately \$6 million for replacement of the bulkhead walls at the Harbor

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April 1, 2017 – March 31, 2018

- In April 2017, the Mohawk Valley Regional Economic Development Council accepted the UHPDC's Upstate Revitalization Initiative grant application seeking just over \$6 million for the replacement of the bulkhead walls and assorted property acquisition
- In April 2017, the UHPDC met with representatives of the Canal Corporation and the New York Power Authority (NYPA), to whom oversight of the Canal system had recently been granted by New York State, to discuss eventual relocation of the Canal maintenance operations and transfer of the State lands
- In May 2017, the UHPDC sent official notice to NYPA and the Canal Corporation seeking transfer of all State lands as called for in the State's 2008 authorizing legislation
- In November 2017, the UHPDC held a developer's forum at Aqua Vino attended by approximately fifteen different developers from around the State; the forum was also attended by several State officials, including Canal Corporation Director Brian Stratton
- In February 2018, the Utica Industrial Development Agency agreed to undertake eminent domain proceedings on behalf of the UHPDC in order to acquire a small parcel adjacent to DSA-1 that is critical to the development of the Harbor plan; the parcel is owned by Arctic Glacier.

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April 1, 2018 – March 31, 2019

- In May 2018, the Utica Harbor Point Development Corporation issued a Request For Proposals (RFP) seeking development proposals from private developers for 17+ acres of land.
- The Letter of Resolution with the State Office of Parks, Recreation and Historic Preservation was finalized in July 2018.
- In late July 2018, the UHPDC awarded a contract worth \$1,020, 582.27 to D.H. Smith Company, Inc. of Clayville, New York for the Site Preparation work/Phase I for the DSA-1 site.
- The UHPDC announced in September 2018 that they had taken title to 17 acres of land previously held by the State Canal Corporation and commonly referred to as 'DSA-1'.
- Later in September 2018, the UHPDC joined with other State officials to announce that a \$6 million grant had been awarded through the Governor's Upstate Revitalization Initiative for the replacement of the concrete bulkhead walls.
- In October 2018, Mayor Palmieri announced that a HOME2 Suites by Hilton will be constructed on a parcel of land adjacent to land owned by the UIHPDC.
- In January 2019, the UHPDC awarded a contract worth \$6,584,542.00 to Tioga Construction Co., Inc. of Herkimer, New York for the reconstruction of the concrete bulkhead walls.
- In March 2019, City officials met with UHPDC officials and representatives of the Canal Corporation and the New York Power Authority to continue discussions on the eventual relocation of Canal Corporation operations.

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April 1, 2019 – March 31, 2020

- In March 2020, the 1917 Building was successfully moved and then replaced on to a newly constructed foundation per SHPOs request.
- The HOME2 Suites by Hilton is 75% complete and will be finished by September 2020.
- In September 2019, a presentation was made to UHPDC by Mohawk Valley Gardens for redevelopment of the 1933 Building after being the only respondent to a Request for Expression of Interest.
- In September 2019, Initial groundwork was completed at the DSA-1 site.
- In October 2019, severe flooding in the harbor halted completion of the bulkhead work that was due to be completed by December 2019. Construction resumed and the work was completed in May 2020.
- In October 2019, the UHPDC took title to the Arctic Ice Building. Demolition of the structure will be performed in later 2020.
- Terms of the agreement for the Canal Corporation to leave the Harbor Point area are being worked out. Due to the October flooding, mold and other issues in the 1933 Building will be remediated prior to their exit.
- Revised terms of the two Lines of Credit were approved.