

UTICA HARBOR POINT DEVELOPMENT CORPORATION

BOARD OF DIRECTORS

MINUTES OF REGULAR MEETING FEBRUARY 10, 2014

A Regular Meeting of the Board of Directors of the Harbor Point Local Development Corporation (the “LDC”) was held at the Utica City Hall in the City of Utica on February 10, 2014. Present at the meeting were LDC members Mary Brown-DePass, Joseph M. Johnson, Patrick Donovan, Brian Thomas, John Fiume, Vincent Gilroy, Edward Bucciero, Chris Salatino, also present were ex-officio LDC members Steven J. Dimeo and Michael A. Arcuri. Also present was Jack Spaeth of the City of Utica, Fred Arcuri of Mohawk Valley Edge, Steven Hughes of the Utica Observer Dispatch, Nancy Pattarini of the Paige Group, Steve Eckler of O’Brien & Gere Engineering, Alison Damiano-DeTraglia also of the Paige Group, Paul Romano a consultant on the Harbor Point Project and Lisa Nagel of the ELAN Consulting Group. Utica Mayor Robert Palmeri also later joined the meeting.

Prior, adequate notice of the meeting not having been given, prior to the meeting President Vincent Gilroy announced that the meeting would be informational meeting only and that no official business would be conducted or transacted, nor would any resolutions be considered by the Board. Minutes of the prior meeting were therefore not read and were held for the next meeting.

A discussion was then led by Steven Dimeo regarding the status and availability of grants the City of Utica and/or the LDC might be eligible for to develop the Harbor Point area. A question was raised regarding whether the City of Utica or the LDC would

be the better entity to make use of the grants from the State of New York. The point was then made that in order for the LDC to become the recipient of the grants, it would be required to obtain a Tax ID Number and take certain other steps necessary to comply with the requirements for a New York State grant. The point was then made that if the LDC were to become the recipient of any grant funds, a line of credit or some other funding mechanism would have to be put in place. The reason for this, it was explained, was because, grants of this nature are not made directly but rather reimbursed by NYS to the entity after the money has been expended by the entity. If the LDC becomes the recipient and the City of Utica is not able to front the money to the LDC, an outside lender would be one of the only ways the LDC would be eligible and able to be the lead agency on the Harbor Point Development.

There was then an update given to the Board by Consultant Lisa Nagel, of ELAN regarding the progress of the Harbor Point Project. Ms. Nagel discussed possible options for employing the New York State Brownfield and BOWA programs and the advantages of the City of Utica or the LDC applying for one or more of these programs. Ms. Nagel then discussed the need to develop an alternative reuse plan for the property around the Harbor and the need to, amicably relocate the Canal Corporation Maintenance Facility.

An update was then given to the Board, by Board Member John Fiume, who is an employee of National Grid, regarding the status of the remediation efforts being conducted, by National Grid. Mr. Fiume indicated that by all projections National Grid would complete cleanup of the Harbor area by the summer of 2016.

There was then a discussion regarding the LDC and its self-governance policies. It was agreed that the first order of business at the next meeting would be to elect a full

set of offices set up Audit, Finance and Governance Committees within the Board of Directors.

A discussion was then had regarding the demolition of the building recently taken by the City of Utica for taxes. Board Member Brian Thomas of the City of Utica indicated that it was the City's intention to demolish the building but to first have an outside firm handle the asbestos abatement. Upon completion of the asbestos abatement, the City DPW would be responsible for knocking the building down.

At 3:40 p.m. a motion was made by Joseph Johnson, seconded by Patrick Donovan, for the Board to go into Executive Session to discuss the relocating of the Canal Corporation building. Chairman Gilroy stated that because this discussion involved potential real estate purchases and discussion of certain sites identified by the Canal Corporation as places it would consider relocating to, and because some of these parcels are privately owned, it would be necessary to go into Executive Session to discuss these matters. The motion was unanimously carried and the Board went into Executive Session.

At 4:20 p.m. a motion was made by Patrick Donovan, seconded by Chris Salatino to end the Executive Session and go back into open session. The motion was carried unanimously.

There was then a discussion of the dates for the next meeting and it was agreed that the next meeting would be held on February 25, 2014 at 3:00 p.m. It was agreed that at the next meeting officers as well as committees would be selected by the Board.

A report was then given by Alison Damiano-DeTraglia of Paige Group, on the status of the public outreach. She discussed the Steering Committee meetings, the Public

Participation Program and Stakeholder Interviews. There was then an extensive discussion of how the final proposal for the Harbor would be rolled out to the public.

At 5:00 p.m. a motion was made by Mary Brown-Depass to adjourn, seconded by Joseph Johnson, and it was unanimously carried.

Date: February ____, 2014

Joseph Johnson, Secretary
Utica Harbor Point Development Corporation