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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – JANUARY 28, 2015

A meeting of the Board of Directors of the Harbor Point Development Corporation (the “LDC”) was held in the Mayor’s Conference Room at Utica City Hall. Present at the meeting were members Vin Gilroy, Mary Brown-Depass, Christopher Salatino, Edward Bucciero, John Wade, Brian Thomas, and ex-officio members Samantha Colosimo-Testa and Steve DiMeo. Also present was Jack Spaeth, Lisa Nagle, Paul Romano, Steve Eckler, Allison Damiano-DeTraglia, Ryan Berry and Butch Waskiewicz.

A quorum being present, the meeting was called to order at 4:02 PM by Chairman Vincent Gilroy.

The first order of business was the approval of the minutes of the November 19, 2014 meeting. Mr. Thomas made a motion that the minutes be approved; that motion was seconded by Ms. Brown-DePass and approved unanimously by all voting members.

The second order of business was a discussion regarding changes to the website. Ms. DeTraglia provided a brief overview of the revised website which will go live after immediately after the meeting. Ms. Colosimo-Testa asked about the possibility of adding more pictures of Harbor Point to the site. Ms. DeTraglia indicated that could be done when the weather improves and that stock photos currently are being used.

The next order of business was a discussion on the progress toward demolition for the 105-109 North Genesee Street building. Mr. Thomas stated that demolition had begun with a small portion of both the front and rear of the building torn down. He added that the demolition crew must split time with their

snowplowing duties, which may extend the time necessary to fully complete the demolition.

The next item on the agenda was a report on the final scoping document for the project's Draft Generic Environmental Impact Statement (DGEIS). Ms. Nagle stated that work is continuing on development of the GEIS. With the help of Mr. Thomas, requests for information necessary for the completion of portions of the GEIS have been submitted to City Police and Fire Departments along with the City School District. O'Brien & Gere is working through the environmental and wetland issues, while Lochner Engineering is focused on the traffic impacts. Ms. Nagle indicated that a request for additional funding has been submitted to Mr. Thomas, in response to NYS DOT's request for additional work that incorporates the section of North Genesee up to and including the NYS Thruway interchange.

The next item on the agenda was a discussion regarding the status of the title review. Ms. Campion noted that the abstract is currently being written by the title company, which should be made available for review in the next few weeks.

The next item on the agenda was an update on the master plan. Mr. Romano stated that O'Brien & Gere is working on construction options for the bulkhead wall. He stated that it was suggested that the sheet pilings be placed behind the current bulkhead wall and the old structure be removed versus placing the sheet pilings in front of the current structure. It was noted that a significant amount of land area would be lost if the latter method were to be utilized. He also indicated that all building to be constructed near the Harbor will require pilings, based on the geotechnical findings and borings done thus far. It was suggested that a marina expert may be consulted in the future to assist in decision-making on this issue.

Board members were provided with a revised map of the North Genesee Street corridor indicating property ownership, square footage of proposed buildings and a more realistic depiction of parking needs based on building square footage.

As the next item on the agenda involved a discussion of property acquisition, a motion to go into executive session was made by Mr. Bucciero, seconded by Mr. Salatino and approved unanimously by all voting members at 4:27 PM.

While in executive session, a motion was made by Mr. Bucciero, seconded again by Mr. Salatino and approved unanimously by all voting members to adopt a resolution authorizing the Utica Harbor Point Development Corporation to negotiate a purchase sale agreement with the New York State Canal Corporation and other entities/individuals, as amended.

A motion was made by Mr. Salatino to come out of executive session at 5:02 PM. The motion was seconded by Ms. Brown-DePass and approved unanimously by all voting members.

Under Old Business, the Board discussed the date of the next meeting. The Board agreed to schedule the next meeting for 4 PM on February 18th in the Mayor's conference room.

There being no further business, the meeting was adjourned at 5:05 PM on a motion by Ms. Brown-DePass which was seconded by Mr. Thomas.

Date: February 18, 2015

Joseph Johnson, Secretary
Utica Harbor Point Development Corporation