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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – SEPTEMBER 7, 2016

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 Chairman Vin Gilroy, Brian Thomas, Councilman Jack LoMedico, Councilwoman Samantha Colosimo-Testa, John Wade, Mary Brown-DePass, Evon Ervin and non-voting ex-officio member Steve DiMeo. Also present was Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Cat Manion and Kate Hartnett. From the public, Robert Oliveira was also in attendance.

The meeting was called to order at 4:04 PM by Board Chairman Vin Gilroy. The first item on the agenda was approval of the minutes from the June 15, 2016 meeting. Ms. Brown-DePass made a motion that the minutes from said meeting be approved; Ms. Ervin seconded the motion which was unanimously approved by all in attendance.

The next order of business was a confirmation of the various committees and members of said committees. A motion was made by Councilwoman Colosimo-Testa, seconded by Ms. Ervin and unanimously approved by all in attendance that the following required committees were established: Finance, Audit and Governance. In addition, the following ad-hoc committees were also established: Partners, Design and Engineering, and Property Acquisition. A sign-up sheet was sent around for members to indicate their interest in serving on one or more of the ad-hoc committees.

The next order of business was review and approval of the proposed 2016 – 20107 budget. After considerable discussion on the various line items within the budget, Councilman LoMedico moved that the draft budget be approved as proposed; the motion was seconded by Mr. Thomas and unanimously approved by all in attendance.

The next order of business was review of the proposed terms of the line of credit for the LDC from NBT Bank. After a brief presentation on the salient terms of the proposal and some discussion, a motion was made by Councilwoman Colosimo-Testa to authorize the Chairman to sign any and all necessary paperwork associated with the line of credit. The motion was seconded by Councilman LoMedico and unanimously approved by all members in attendance.

The next order of business was a discussion regarding the design guidelines. The Board was reminded that there was a presentation by Ms. Nagle on the draft design guidelines earlier in the summer and that the Board agreed to review the draft guidelines in the months since that presentation. According to the consultant team, no comments were received from any Board members. Chairman Gilroy asked if the Board was ready to approve the draft design guidelines and send them on to the City of Utica Planning Board and the Common Council for adoption. On a motion by Councilwoman Colosimo-Testa, seconded by Ms. Ervin and unanimously approved by all members in attendance, the draft design guidelines were approved.

On a suggestion by Chairman Gilroy, a motion to go into Executive Session for the purpose of discussing possible property acquisition was made by Councilman LoMedico, second by Mr. Thomas and unanimously approved by all members in attendance at 4:32 PM.

On a motion by Councilwoman Colosimo-Testa, seconded by Ms. Ervin and unanimously approved by all members in attendance, the Board came out of Executive Session at 4:37 PM.

Under Other Business, Ms. Brown-DePass raised the issue of the possible vote by the Common Council later that evening to sell City-owned land at 201 Leland Avenue to Riccelli Northern for the purpose of constructing an asphalt/concrete plant at the site. Together with Councilwoman Colosimo-

Testa, both argued about what they believed would be negative impacts from the proposed development to the Harbor Point area. In response, Councilman LoMedico brought Rich Riccelli and Bob Finckle into the meeting where they answered several questions from the Board. Councilman LoMedico questioned how the Board could take a formal position against the proposed development without knowing all of the pertinent facts about the project, while Chairman Gilroy expressed concern with the LDC involving itself in a political decision by the Common Council. After further debate, Councilwoman Colosimo-Testa moved that the Board formally oppose the proposed development of 201 Leland Avenue by Riccelli Northern; the motion was seconded by Ms. Brown-DePass. Voting in favor of the motion were Councilwoman Colosimo-Testa, Ms. Brown-DePass, Ms. Ervin and Mr. Wade; voting against the motion were Chairman Gilroy and Mr. Thomas. By a 4 to 2 vote, the motion carried.

A majority of the Board agreed to schedule the next meeting for Wednesday, September 21st at 4 PM. On a motion by Councilman LoMedico, seconded by Mr. Thomas, the meeting was adjourned at 4:48 PM.