



VINCENT GILROY, JR.  
CHAIRMAN

# Utica Harbor Point Development Corp.

1 Kennedy Plaza, Utica, New York 13502  
phone: (315) 792-0181 fax: (315) 797-6607

## UTICA HARBOR POINT DEVELOPMENT CORPORATION

### MEETING MINUTES – JUNE 15, 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, Barbara Brodock, Michael Pezzolanella, John Wade, Mary Brown-DePass and non-voting ex-officio member Steve DiMeo. Also present was Jack Spaeth, Lisa Nagle, Paul Romano, Allison Damiano-DeTraglia, Cat Manion, Kate Hartnett, Tim Fitzgerald, Steve Eckler, Mayor Robert Palmieri and Christian Mercurio. 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 May 23, 2016 meeting. Ms. Brodock made a motion that the minutes from said meeting be approved; Mr. Wade seconded the motion which was unanimously approved by all in attendance.

The next order of business was an update on the public outreach that had been conducted to date; Ms. Damiano-DeTraglia provided that update to the Board.

The next order of business was a review of the draft 2016-2017 budget. Mr. Spaeth presented the budget. Several questions arose with respect to specific line items within the budget. After some explanation and further discussion among Board members, it was agreed that further information would be provided at a later date.

The next order of business was an update on ongoing activities by Ms. Nagle. Ms. Nagle

summarized the status of National Grid funding, the state of negotiations with the Canal Corporation relative to DSA-1, outreach to the NYPA and ongoing coordination with SHPO.

The next order of business was an update on several grants, including LWRP #4 and the 2014 ESDC grant. Ms. Nagle noted that LWRP #4 had been executed which involved bulkhead engineering, the road network, general site improvements and drafting a developer RFP. In tandem with the RFP, a developer's forum and a site tour is under consideration to gain further interest. Relative to the 2014 ESDC grant, Mr. Romano indicated that bids went out on June 14<sup>th</sup> and are due back by June 30<sup>th</sup>. Construction should take about 2 to 3 months and will include new sewer service, landscaping, sidewalks and permeable pavers. Construction is anticipated to start in mid-July.

Following up on a discussion and some concerns expressed by Board members at the May meeting, Mr. DiMeo assured the Board that he expected soil from the Nano site to be available when necessary for the closure of DSA-1 and that there was no need to stockpile.

The next order of business was an update on the design guidelines. Ms. Nagle presented a PowerPoint that focused on highlights of the guidelines. Several questions arose from the presentation which Ms. Nagle agreed to take back and review.

The next order of business was a discussion on grant requests including the upcoming CFA round; it was noted that the deadline for that grant is July 29<sup>th</sup>. Mr. Romano indicated that the bulkhead walls would be the priority yet again.

The next order of business was a discussion on the Board's by-laws. Ms. Hartnett addressed the Board on several points, including the telephony section which she recommended repealing as the NYS Committee on Open Meetings has issued an advisory opinion against such provisions. On a motion by Ms. Brodock and seconded by Mr. Pezzolanella, the Board unanimously agreed to remove Article IV, Section 13 from the by-laws. Ms. Hartnett further informed the Board that the version of the by-laws adopted by the Board on April 11, 2012 and contained in the corporate book are the standing by-laws of

the Corporation. Finally, Ms. Hartnett opined that the Board may amend the by-laws, but may not alter the rights of the Member, as had been previously suggested.

A majority of the Board agreed to schedule the next meeting for Wednesday, July 13<sup>th</sup> at 4 PM.

On a motion by Ms. Brodock, seconded by Mr. Pezzolanella, the meeting was adjourned at 5:21 PM.