



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – SEPTEMBER 26, 2017

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, Mary Brown-DePass, Evon Ervin, Barbara Brodock, Councilwoman Samantha Colosimo-Testa, Jack LoMedico, Diane Benedetto, Steve DiMeo and Mike Pezzolanella. Also present was Mayor Robert Palmieri, Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Cat Manion, and Lisa Nagle; Bob Murray joined the meeting via conference call.

The meeting was called to order at 4:00 PM by Board Chairman Vin Gilroy. The first item on the agenda was approval of the minutes of the previous regular Board meeting held on June 21, 2017. On a motion by Ms. Brodock, seconded by Mr. Thomas and unanimously approved by all voting members in attendance, the minutes of the June 21st meeting were approved.

The next item on the agenda was a report by all committees, provided by Chairman Gilroy in partnership with the UHPDC’s consultant team. From the Partner’s Committee, the Board was given an update on the progress of discussions with the State Canal Corporation and the New York Power Authority (NYPA). Chairman Gilroy noted that he has discussed the status of the *Upstate Revitalization Initiative* grant request of \$6.4 million to replace the bulkhead walls with representatives of Empire State Development (ESD) and he has been told that the request will be viewed much more favorably once a private developer has been identified for DSA-1 and the amount of private investment going into the project has reached an appropriate level. A follow-up meeting on coordination of all project elements with the Canal Corporation and NYPA is scheduled for October 5th.

From the Design/Engineering Committee, Mr. Romano indicated that the design of the bulkhead wall replacement project is 95% complete.

From the Property Acquisition Committee, Ms. Nagle outlined the proposed purchase and disposition alternatives currently under consideration. Mr. Murray indicated that he has established contact with a representative of Arctic Ice and that they are currently in the process of conducting their own appraisal of the property. Ms. Benedetto noted that National Grid is no longer planning to use a Request For Proposal (RFP) process for parcel numbers 7, 8 and 9 and is open to discussing a long-term lease for those parcels with the LDC.

Relative to development of a Developer RFP, Mr. Murray informed the Board that the process will take roughly three months, followed by execution of a term sheet and then notification to Empire State Development of an agreement with a private developer. Given ESD's need for the completion of this step, this process has been started. Chairman Gilroy asked the Board for their thoughts on moving forward with the acquisition of all Canal Corporation land at this time or just a portion. In response, Councilwoman Colosimo-Testa made a motion that the LDC acquire all lands provided for in the 2008 legislation and lease back those portions of the property still needed by Canal Corporation for continuation of their operation; the motion was seconded by Ms. Brodock and unanimously approved by all voting members in attendance.

Ms. Brown-DePass asked about the status of the project sign. Mr. Thomas responded by stating that several designs have been presented to the Mayor for his approval, which has not been granted. As such, Mr. Thomas is now working with Utica Sign & Graphics which will hopefully lead to the design of a sign that meets with the Mayor's approval.

The next meeting was scheduled for Wednesday, October 18th at 4 PM. There being no further business before the Board, Ms. Ervin made a motion to adjourn which was seconded by Councilwoman Colosimo-Testa at 4:57 PM.