



**VINCENT GILROY, JR.**  
**CHAIRMAN**

# **Utica Harbor Point Development Corp.**

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## **UTICA HARBOR POINT DEVELOPMENT CORPORATION**

### **MEETING MINUTES – JANUARY 17, 2018**

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, Councilwoman Samantha Colosimo-Testa, Councilman Jack LoMedico and Mike Pezzolanella. Also present was Jack Spaeth, Paul Romano, Cat Manion, Lisa Nagle, Bob Murray, Dominic Pavia, Dylan Seaver, Allison Damiano-DeTraglia, Councilman DiBrango and Tim Fitzgerald.

The meeting was called to order at 4:02 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 November 15, 2017. On a motion by Ms. Brown-DePass, seconded by Mr. Thomas and unanimously approved by all voting members in attendance, the minutes of the November 15<sup>th</sup> meeting were approved.

The next item on the agenda was a brief update on the work of the various committees. Ms. Nagle noted that a meeting was held last week with the US Army Corps of Engineers (ACOE) regarding their approval of the proposed bulkhead wall design and that coordination is continuing with the State Historic Preservation Office (SHPO). She did relay to Board members that there is a new concern on the part of the State Department of Environmental Conservation (NYS DEC) relative to potential disturbance to freshwater mussels during the bulkhead wall work, but that the consultant team is managing the concern so far. She also stated that the consultant team continues to have bi-weekly coordination calls with staff of both the Canal Corporation and the New York Power Authority.

As a report from the Design/Engineering Committee, Mr. Romano noted that after further investigation, it appears that far less additional soil cover will be needed at DSA-1 for the closure than previously suggested. This finding, if it bears out, has the potential to save the UHPDC a considerable amount of money.

The Board then moved on to the Property Acquisition Committee. At the suggestion of Chairman Gilroy, a motion was made by Councilman LoMedico to go into Executive Session for the purposes of discussing the proposed acquisition of real property. The motion was seconded by Ms.

Ervin and unanimously approved by all voting members at 4:17 PM. At 4:46 PM, a motion was made by Mr. Thomas to come out of Executive Session. The motion was seconded by Mr. Pezzolanella and unanimously approved by all voting members.

Upon exiting Executive Session, it was noted by Chairman Gilroy that the Board currently lacked a Vice-Chairman who could step into the role of Board Chairperson in situations where the Board Chairperson was either unable or unavailable to act on his/her own. On a motion by Councilwoman Colosimo-Testa, seconded by Ms. Ervin and unanimously approved by all voting members, Mike Pezzolanella was elected as Vice-Chairman.

Councilwoman Colosimo-Testa also suggested that the Board develop and establish a formal Acquisition Policy and that said Policy be incorporated into the by-laws. Hearing no disagreement from the Board, the Councilwoman incorporated the suggestion into a motion. The motion was seconded by Ms. Ervin and unanimously approved by all voting members.

With respect to property acquisition, Chairman Gilroy distributed a nine-page document, including mapping, that detailed the proposed acquisition of three (3) parcels of land (see attached). On a motion by Ms. Brown-DePass, seconded by Mr. Pezzolanella and unanimously approved by all voting members, the Board approved the resolution as distributed.

Finally, Mr. Pezzolanella made a motion that the Board develop a five-party agreement to include the Utica Industrial Development Agency, the Board (UHPDC), the City of Utica and the two entities/subsidiaries of Visions Hotels that are party to the acquisition and development contemplated in the previous resolution. The motion was seconded by Ms. Ervin and unanimously approved by all voting members.

The next meeting was scheduled for Wednesday, February 21<sup>st</sup> at 4 PM. There being no further business before the Board, Ms. Brown-DePass made a motion to adjourn which was seconded by Mr. Thomas at 5:02 PM.