



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 20, 2018

A regular meeting of the Board of Directors of the Utica Harbor Point Development Corporation (the “LDC”) was held in the Mayor’s Conference Room at Utica City Hall. Present at the meeting were members President Vin Gilroy, Brian Thomas, Barb Brodock, Councilwoman Samantha Colosimo-Testa, Councilman Jack LoMedico, Mary Brown-DePass and William Morehouse. Also present was Jack Spaeth, Lisa Nagle, Paul Romano, Allison Damiano-DeTraglia, Cat Manion and Bob Murray. Representing the public were Gene Falvo and Nick and Theresa Fazio.

The meeting was called to order at 4:14 PM by Board President Vin Gilroy. The first item on the agenda was approval of the minutes of the May 16th regular meeting. On a motion by Ms. Brown-DePass and seconded by Ms. Brodock, all voting members of the Board unanimously approved the minutes. The second item on the agenda was approval of the minutes of the special meeting held on June 12th. On a motion by Ms. Brown-DePass and seconded by Ms. Brodock, all voting members of the Board unanimously approved the minutes.

The next item on the agenda was review of the various documents as required by the Public Authorities Accountability Act including: the Investment Policy, the Procurement Policy, By-Laws, the Mission Statement, the Operations and Accomplishments, the Assessment of Internal Controls and the Mission and Measurement Report. A motion approving the documents was made by Mr. Thomas, seconded by Councilman LoMedico and unanimously approved by all voting members in attendance. After the vote, Mr. Spaeth added that Bob Murray will be reviewing the by-laws in the next few months in order to remove the various policies from the by-laws so that they stand on their own.

Under the various committee reports, Lisa Nagle opened the report of the Partners committee. She indicated that the Developer RFP was out on the streets with a current deadline of July 27th. However, she indicated that there were important announcements that would likely be made in August that could significantly impact private interest in the site. As such, she recommended that the Board act

to extend the deadline. A motion to that effect was made by Councilman LoMedico, seconded by Ms. Brodock and unanimously approved by all voting members in attendance.

Ms. Nagle also informed the Board that the LDC was very close to taking title to the DSA-1 property, based on recent conversations with the Canal Corp. It was suggested that press coverage was in order once title officially transfers. Ms. Nagle also noted that attempts are being made to meet with the appropriate people at National Grid to discuss both the relocation of their substation and the land that they are currently marketing for a long-term lease. Finally, Ms. Nagle informed the Board that the consultant team was working very closely with the appropriate members of the City administration to submit grant reimbursement requests.

Under the Design & Engineering committee report, Mr. Romano noted that the DSA-1 closure bids were out on the street with a due date of June 28th. Together with Ms. Nagle, he also noted that SHPO was currently reviewing the draft Letter of Resolution and that it was their hope that it would be in place by early July.

Under the Acquisition committee report, President Gilroy suggested that the Board go into Executive Session in order to discuss possible land sale/acquisition. On a motion by Mr. Thomas, seconded by Councilman LoMedico and unanimously approved by all voting members in attendance, the Board went into Executive Session at 4:35 PM. On a motion by Councilwoman Colosimo-Testa, second by Mr. Thomas and unanimously approved by all voting members in attendance, the Board came out of Executive Session at 4:48. Upon exiting Executive Session, Councilman LoMedico made a motion to authorize President Gilroy to negotiate and execute any and all documents with Arctic Glacier for the acquisition of their property up to a maximum of \$500,000. The motion was seconded by Mr. Thomas and unanimously approved by all voting members. A second motion was made by Councilman LoMedico authorizing President Gilroy to negotiate and execute any and all necessary documents in order to purchase the parcel on the corner of North Genesee Street and Wurz Avenue from Visions Hotels. This motion was seconded by Ms. Brown-DePass and unanimously approved by all voting members in attendance.

There being no further business before the Board, Councilman LoMedico made a motion to adjourn which was seconded by Ms. Brown-DePass at 4:50 PM.