



# Utica Harbor Point Development Corp.

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## UTICA HARBOR POINT DEVELOPMENT CORPORATION

### MEETING MINUTES – JANUARY 16, 2019

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, Michael Pezzolanella, Councilman LoMedico, Steve DiMeo, Councilwoman Colosimo-Testa and Mary Brown-DePass. Also present was Mayor Palmieri, Lisa Nagle, Paul Romano, Cat Manion, Allison Damiano-DeTraglia; Bob Murray participated in the meeting via conference call. The meeting was called to order at 4:12 PM by Board President Vin Gilroy.

The first item on the agenda was approval of the minutes of the December 12<sup>th</sup> regular meeting. On a motion by Ms. Brown-DePass, seconded by Councilman LoMedico, all voting members of the Board unanimously approved the minutes of the December 12<sup>th</sup> regular meeting.

The first item on the agenda was consideration of the budget for the 2019-2020 fiscal year. Mr. Romano noted that he was still working with Jack Spaeth on finalizing the budget and that the plan is to distribute the proposed budget for review by Board members well in advance of the regular February meeting so as to be in a position to approve the budget at that meeting.

Under the various committee reports, Mr. Murray indicated that the Canal Corporation has not yielded in their wish to remain on site for a minimum of three years. President Gilroy confirmed with Mr. Murray that the 2008 legislation provides that the Canal Corporation shall relocate their facility within one year of the date of transfer of the Canal Corporation property. In further discussion, it was unclear if funding for the eventual relocation had been included in the State budget, a draft of which had been released by the Governor earlier that day. In furtherance of trying to reach some resolution on this matter, President Gilroy stated that he and the Mayor would reach out to Director Stratton and arrange for a meeting.

Relative to our partners at National Grid (NG), Ms. Nagle and Mr. Romano advised the Board that NG has been silent to date on their evaluation of various alternative sites for the substation, adding that it was curious that NG stressed the need for a quick resolution at the meeting that several Board

members attended in the Fall of last year.

Under the Design & Engineering committee report, Mr. Romano noted that a waiver of strict adherence to the M/WBE requirements was necessary from the State prior to award of the project to Tioga Construction. Mr. Romano then went on to add that he had assisted Tioga in preparing and submitting the waiver request and that, based on the submission, the State had indicated approval was likely, but would be included in the ESDC Board's approval of a Grant Disbursement Agreement which would likely happen at their February Board meeting. Some discussion ensued regarding exactly when work on the bulkheads would commence. Additionally, Ms. Nagle updated the Board on the need for agreements with Visions Hotels and the owner of Nicky Doodles for access and parking, respectively, during the course of the work on the bulkhead; she noted that Mr. Murray is currently drafting those agreements and that the agreements will be shared with the appropriate parties in the coming weeks.

Mr. Romano went on to present a draft agreement for approval by the Board authorizing the consultant team to undertake construction monitoring. After some brief discussion on the draft agreement, Mr. Thomas made a motion to approve the Elan Planning proposal to complete Construction Phase Services on the Bulkhead Reconstruction Project for \$119,440, an eligible cost under the Upstate Revitalization Initiative Grant #132,084, contingent upon UHPDC legal counsel review of contract and procurement policy in consultation with UHPDC President. The motion was seconded by Councilman LoMedico and unanimously approved by all voting Board members.

Relative to Property Acquisition, Mr. Thomas made a motion that the Board go into Executive Session for the purpose of discussing possible real estate acquisitions. The motion was seconded by Mr. Pezzolanella and unanimously approved by all voting Board members at 4:34 PM. On a motion by Councilman LoMedico, seconded by Mr. Thomas and unanimously approved by all voting Board members, the Board agreed to come out of Executive Session at 4:50 PM.

Under Other Business, it was noted that the deadline for the Developer REI was quickly approaching (January 25) and that there had been very little activity of note leading up to that date. A majority of Board members agreed that delaying the deadline until such time as other developments, including nearing completion of the bulkhead work, would likely spark necessary interest. Discussion ensued as to whether the deadline should be extended now or wait until after the deadline to see if any responses were received. Mr. Pezzolanella made a motion, seconded by Mr. Thomas, that the Developer REI deadline be extended to June 7<sup>th</sup>. The motion passed by a 5 to 1 vote, with Councilwoman Colosimo-Testa voting against.

There being no further business before the Board, Mr. Thomas made a motion to adjourn which

was seconded by Councilman LoMedico at 5:16 PM.