



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

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## **UTICA HARBOR POINT DEVELOPMENT CORPORATION**

### **MEETING MINUTES – JUNE 19, 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, Councilman LoMedico, Mike Pezzolanella, Barbara Brodock and Mary Brown-DePass. Also present was Mayor Palmieri, Paul Romano, Allison Damiano-DeTraglia, Catherine Manion, Bob Murray, Marques Phillips, Jack Spaeth, RoseAnn Convertino, and Tim Fitzgerald; Lisa Nagle participated in the meeting via conference call. The meeting was called to order at 4:04 PM by Board President Vin Gilroy.

The first item of business was the approval of the minutes from the LDC’s April 17<sup>th</sup> and May 22<sup>nd</sup> meetings. On a motion by Mr. Thomas, seconded by Ms. Brown-DePass, all voting members of the Board unanimously approved the minutes of both the April 17<sup>th</sup> and the May 22<sup>nd</sup> meeting.

Under the Partners report, there was lengthy discussion between Board members, Mr. Murray and the Mayor about reaching an agreement with the Canal Corporation/New York Power Authority on the conditions of the sale of the remaining State-owned land - specifically, the date by which the UHPDC expects Canal Corporation operations to be relocated from the Harbor area. There was also lengthy discussion about the options available to the UHPDC should the State’s operations fail to relocate by whatever date is decided. In the end, the Board and Mayor Palmieri agreed that the Canal Corp. must vacate the building by March 31, 2021 and that, until that date, reasonable access should be granted to the City, LDC and its agents upon transfer of title. Additionally, the Board requested that the LDC be notified by October 1, 2020 about the specifics of the Canal Corporation’s plans for relocation.

Relative to National Grid, Ms. Nagle informed the Board that there was nothing new to report beyond the fact that they continue to work through the floodplain issue and the impacts to the substation relocation.

Under the Design & Engineering committee report, Mr. Romano noted that an increase to the contingency allowance was necessary as a result of NYS Department of Environmental Conservation’s

requirements relative to pH levels of the Canal adjacent to concrete pours. On a motion by Mr. Pezzolanella, seconded by Ms. Brodock and unanimously approved by all voting members, the Board agreed to modify the contingency allowance by \$50,000 to provide for the rental of a pH treatment unit.

Mr. Romano continued on to update the Board that the design for the Wurz Avenue extension into the DSA-1 area continues. He noted that the team will be meeting with the US Army Corps of Engineers soon to discuss wetland impact from the project and possible solutions.

Mr. Romano then went on to make the Board aware that the team is still investigating the possibility of utilizing soils from the Sauquoit Creek project to use as fill within DSA-1. Finally, he noted that bids were due the following day for the construction of a permanent foundation for the 1917 building. He stated that he did not expect more than one (1) bid and that the work had been estimated at around \$350,000.

Under Property Acquisition, Mr. Murray stated that a closing date is in the process of being arranged for the North Genesee Street property with Visions Hotels. He also informed the Board that a deposit check had been provided to him by Mr. Spaeth, thus starting the 45-day due diligence period clock upon delivery. As such, Mr. Romano will need to inspect the property. Mr. Murray reminded the Board that the agreed-upon price of the property is \$575,000. Finally, relative to the SuitKote property, Mr. Murray informed the Board that the team is still reviewing long-term monitoring issues on that property. He noted that it appears that the potential liability is roughly \$15,000 annually to comply with the monitoring requirement.

Mr. Spaeth then reviewed a number of Authorities' Budget Office (ABO) documents including, the Procurement Policy, Investment Policy, By-laws, Mission Statement and Operations & Accomplishments; he noted that approval of these documents is required annually and offered to address any questions regarding the documents from the Board. There being no questions, Mr. Pezzolanella made a motion approving the documents and authorizing their submission to New York State as required. The motion was seconded by Ms. Brown-DePass and unanimously approved by all Board members in attendance.

In order to discuss additional matters relative to property acquisition, a motion was made by Mr. Pezzolanella to go into Executive Session; that motion was seconded by Councilman LoMedico and unanimously approved by all Board members in attendance at 4:44 PM. A motion was made by Councilman LoMedico at 5:18 to come out of Executive Session; that motion was seconded by Ms. Brown-DePass and unanimously approved by all Board members in attendance. Upon coming out of Executive Session, Councilman LoMedico made a motion authorizing an appraisal be commenced for the 1933 building and the surrounding land; the motion was seconded by Ms. Brodock and

unanimously approved by all Board members in attendance. A second motion was then made by Councilman LoMedico to authorize the letting of a Request For Expressions of Interest as soon as possible for the 1933 building and the surrounding lands. Mr. Thomas seconded this motion which was unanimously approved by all Board members in attendance.

There being no further business before the Board, Councilman LoMedico made a motion to adjourn which was seconded by Ms. Brodock at 5:19 PM.