



Utica Harbor Point Development Corp.

1 Kennedy Plaza, Utica, New York

phone: (315) 792-0181 fax: (315) 797-6607

UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – April 21, 2021

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 City Hall as well as via WebEx. Present at the meeting were members President Vin Gilroy, Brian Thomas, Evon Ervin, Councilman Jack LoMedico, Councilman Joe Betrus, Mary Brown-DePass, David Bonacci, and Tom Colucci. Also present was Mayor Robert Palmieri, Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Lisa Nagle, Bob Murray, Melanie Marotto and Rob Esche. The meeting was called to order at 4:06 PM by Board President Vin Gilroy.

The first item on the agenda was the approval of the Board minutes for the March 17 meeting. On a motion by Councilman Betrus seconded by Ms. Brown-DePass, and unanimously approved by all voting members, the Board approved the minutes of the meeting.

The next item on the agenda was the approval of the resolution approving a change order to 2014 ESD Priority Project Grant Award Z182. The change covers additional work for Tioga Construction in the amount of up to \$340,000 specific to foundation work on the 1917. On a motion made by Mr. Thomas seconded by Councilman Betrus and unanimously approved by all voting members, the Board approved the resolution.

The next item on the agenda was the approval of the resolution approving a change order to 2014 ESD Priority Project Grant Award Z182. Specifically, this amendment includes the final phases of work at Dredge Spoils Area No. 1, the 1917 Warehouse Building, and advancing the master plan on the west side of the harbor. The amendment for the consultant team is in the amount of \$69,700. On a motion made by Councilman LoMedico seconded by Councilman Betrus and unanimously approved by all voting members, the Board approved the amendment.

The next item on the agenda was discussion of the work of the various committees.

Ms. Marotto reported that she has followed up with counsel for Canal Corporation regarding the date to vacate the property, including a use fee of \$2,000 per month after December 1, 2021. Canal Corporation would be agreeable to a use fee for December 2021, January 2022, and February 2022 and

stated that they would vacate by March 1, 2022. Ms. Marotto explored an additional use fee of \$500 per day after March 1, 2022, and the response was that Canal Corporation will vacate by March 1, 2022, however they would be agreeable to an additional use fee of \$160 per day after March 1, 2022. There was discussion among the LDC and there was no objection raised to for the stated amount of \$160 for the use fee. There was some discussion about when Mohawk Valley Garden might need access to the building and how much notice Canal Corporation would require to move the large piece of equipment in the 1933 building. Ms. Marotto will follow up and report back at the May meeting.

Ms. Nagle and Mr. Romano provided an updated drawing detailing use of the west side of the harbor. The idea showed placement of sports fields and additional recreational uses. There was general discussion and no objection to advancing the designs into a formal plan.

Ms. Marotto reported that she had a brief conversation with National Grid specific to parcels 7, 8, and 9. National Grid continues to complete their due diligence and they will reach back out when it is completed, but they also advised to keep checking in for updates. Mr. Colucci provided a report from National Grid. He has spoken with the project manager for the substation work and the design is not yet finished. He expects it in May and would like to then present the outline of the facility to the board. He also stated that the property team is looking at the request for parcel 7, and that a property transfer might not be possible, but instead a 99-year lease due to some equipment that might need to remain on the property. Ms. Nagle requested a meeting with she and Mr. Romano to obtain some additional drawing details specific to parcel 7 in order to advance the recreation fields design and Mr. Colucci requested some additional information on the proposed pedestrian bridge to bring back to his team. Mr. Colucci will coordinate that meeting with Ms. Nagle. Mayor Palmieri added that these conversations with National Grid are very important to advance the master plan for the Harbor.

Ms. Nagle reported that a meeting is to be set with the representative from Jones Chemical in regards to purchasing the property. She will provide an update at the May meeting.

Ms. Nagle reported that work is progressing on the 6-lot subdivision agreement and she expects it to be on the planning board agenda in May.

There being no further business before the Board, Councilman Betrus made a motion to adjourn which was seconded by Mr. Thomas at 5:10 PM.