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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – JANUARY 15, 2020

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, Evon Ervin, Barbara Brodock, Councilman Jack LoMedico, Councilman Joe Betrus and Mary Brown-DePass. Also present was Jack Spaeth, Allison Damiano-DeTraglia, Paul Romano, Marques Phillips and Tim Fitzgerald. Also attending from the public was Mark Donovan. The meeting was called to order at 4:09 PM by Board President Vin Gilroy.

The first item on the agenda was the approval of the minutes of the last regular meeting held on November 20, 2019. On a motion by Ms. Brown-DePass, seconded by Councilman LoMedico and unanimously approved by all voting members, the Board approved the minutes of the November 20th meeting.

The next item on the agenda was an update from the Partners committee. Mr. Romano noted that the Canal Corporation has indicated that they will not be occupying the 1933 building for some time as it fell victim to considerable flooding from the Halloween 2019 rain event. They will be working over the next several months to remove the resulting mold and any damaged items. At this point, they expect to be in their new facility by June 2021 and plan to occupy adjacent buildings until then. They also anticipate that heavy machinery will remain in the building until it is ready to be moved so that they only have to move it once. Mr. Romano noted that Ms. Marotto with Harris Beach is working through the details with the Canal Corporation.

The next items on the agenda was an update from the Design & Engineering committee. Again, Mr. Romano updated the Board on the bulkhead project noting that the cap had not been completed due to the same flooding, but that it was expected to start up again in the Spring. Once started, he estimated that it would take about 2 weeks to complete and that they were looking to use soils from the Nano site. On the 1917 foundation project, Mr. Romano noted that there was some beam damage resulting from the move of the building and that the design team is working with the State Historic

Preservation Office on structural details. He did alert the Board that a contract amendment was necessary due to the Halloween flooding and that the contractor was seeking an additional \$16,850.00 to compensate for the additional time/work necessary. On a motion by Councilman LoMedico, seconded by Ms. Brodock and unanimously approved by all voting members, the Board approved the \$16,850 amendment.

The next item on the agenda was an update from the Property Acquisition committee. Mr. Romano stated that the plan for the Visions property to be purchased by the City of Utica then transferred to UHPDC is to be presented to the Common Council by he and Ms. Nagle at the Common Council's meeting on February 5th. He added that the title work for the Suit-Kote property is anticipated to be complete by January 15th, at which time a closing should be scheduled. He also informed the Board that conveyance of a new parcel to Visions is proceeding forward, though the parcel needs to be actually formally created and fill material added before the transfer can be consummated. He then reminded Board members about the need to demolish the former Arctic Ice building which would be done by City DPW crews through DOS contract and utilizing in-kind efforts as a match. On a motion by Councilman LoMedico, seconded by Ms. Ervin and unanimously approved by all voting members, the Board approved the demolition of the building.

There being no further business before the Board, Councilman LoMedico made a motion to adjourn which was seconded by Councilman Betrus at 4:49 PM.