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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – November 17, 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, Councilman Joe Betrus, Councilman Jack LoMedico, Evon Ervin, and Steve DiMeo (via WebEx). Also present were Mayor Robert Palmieri, Jack Spaeth, Lisa Nagle, Paul Romano, Bob Murray (via WebEx), Melanie Marotto (via WebEx), Allison Damiano-DeTraglia, Andy Patel, Dominic Pavia, and Tim Fitzgerald (via WebEx). The meeting was called to order at 4:15 PM by Board President Vin Gilroy.

The first item on the agenda was approval of the Board minutes for the October 20, 2021 meeting. On a motion by Mr. Thomas, seconded by Councilman Betrus, and unanimously approved by all voting members, the Board approved the minutes of the meeting.

The second item was a presentation from Dominic Pavia and Andy Patel of the land-use outline for DSA-1. The drawings were further defined from the last presentation to show six apartment buildings, a community center, and a parking plan. The plan also included the updated bio-retention and grading plan provided by Paul Romano. There was discussion among the group. The following action items were identified:

1. Brian Thomas and Jack Spaeth to secure separate, new appraisals on the 12.5 acres and the 1.87 acres. Deadline for finals ASAP.
2. Rob Halpin on behalf of Andy Patel to send Bob Murray and Melanie Marotto the purchase sale agreement draft as soon as possible. The document should include;
 1. What is the project
 2. Proposed project timeline (will need know from Consultant Team when the site can be delivered)
 3. Purchase price
 4. Other provisions of the purchase sale agreement including number of days, milestones, financing and ground level/grading parameters.

3. Paul Romano to work with Dominic Pavia to coordinate a geotechnical review.

On a motion made by Councilman Betrus, seconded by Councilman LoMedico, the board resolved to move forward with negotiating a purchase sale agreement with Andy Patel or an Andy Patel-controlled entity to be created. The resolution was approved unanimously.

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

National Grid – Alberto Bianchetti will be providing Mr. Murray and Ms. Marotto some additional information on the procedure for land disposition, and also provide the name and contact information of their counsel. He will remain in communications with the board.

Mohawk Valley Garden is working with New York State Scenic and Historic Preservation office on their design.

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