



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – March 17, 2021

A regular meeting of the Board of Directors of the Utica Harbor Point Development Corporation (the “LDC”) was held 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, Barbara Brodock, and Tom Colucci. Also present was Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Lisa Nagle, Bob Murray, Melanie Marotto and Tim Fitzgerald. The meeting was called to order at 4:02 PM by Board President Vin Gilroy.

The first item on the agenda was the approval of the Board minutes for the February 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 certain amendments to LOC1 and LOC2. Mr. Spaeth provided an overview that the only change from the resolution approved in January 2021 were the dates. On a motion made by Ms. Brown-DePass seconded by Councilman LoMedico and unanimously approved by all voting members, the Board approved the resolution.

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. There was discussion among the LDC and the board agreed not to move from the \$500 daily rate, but to have Ms. Marotto follow up with Canal Corporation again asking them to respond with a counteroffer of what they feel is a reasonable amount. Ms. Marotto will follow up and report back at the April meeting.

Ms. Nagle reported that work is progressing on the 6-lot subdivision agreement. Ms. Nagle will

have updated materials to Mr. Thomas later this week.

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 suggested development of a presentation outlining the facility for the board. Ms. Nagle requested a pre-meeting with she and Mr. Romano to review the plan against the Harbor Point master plan, and from there schedule a presentation to the full board. Mr. Colucci will coordinate that meeting with Ms. Nagle.

Mr. Romano reported that as we move into spring there are a few items to be completed specific to the Wurz Ave. Extension. He will provide an additional update at the April meeting,

There being no further business before the Board, Councilman Betrus made a motion to adjourn which was seconded by Ms. Brown-DePass at 4:20 PM.