



VINCENT GILROY, JR.  
CHAIRMAN

# Utica Harbor Point Development Corp.

1 Kennedy Plaza, Utica, New York 13502  
phone: (315) 792-0181 fax: (315) 797-6607

## UTICA HARBOR POINT DEVELOPMENT CORPORATION

### MEETING MINUTES – September 15, 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, Barbara Brodock, Councilman Jack LoMedico, Steve DiMeo (via WebEx), Mary Brown-DePass (via WebEx), and Tom Colucci (via WebEx). Also present were Mayor Robert Palmieri, Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Dominic Pavia, Tom Sawyer, Lisa Nagle (via WebEx), Tim Fitzgerald (via WebEx), and Bob Murray (via WebEx). The meeting was called to order at 4:13 PM by Board President Vin Gilroy.

The first item on the agenda was the approval of the Board minutes for the June 23, 2021 meeting. On a motion by Ms. Brodock, seconded by Ms. Ervin, and unanimously approved by all voting members, the Board approved the minutes of the meeting.

The next item on the agenda was a presentation of an initial concept design by Dominic Pavia and Tom Sawyer on behalf of Andy Patel. Mr. Pavia presented the concepts for a phased development approach including apartments, condos, and a hotel. He did state that they have recently selected a new architect, so they will be working to further revise them. There was discussion with the LDC on the various aspects of the design including, parking, price point, site preparation, traffic study, and timeline. Next step is an official letter of intent between the Andy Patel entity and the LDC outlining timeline, terms, and infrastructure. The consultant team and counsel will reach out to set a meeting for this discussion.

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

Canal Corporation – Ms. Nagle reported that the agreement with Canal Corporation was finalized and was being signed by Mr. Gilroy. Rent is \$2,000 per month from December 1, 2021 to February 28, 2022 with a daily penalty of \$160.00 per day if they hold over past the February 2022 date. The closing will occur in the coming weeks and Canal Corporation is still on track to vacate by the end of February 2022.

Mohawk Valley Garden – MVG has been inside of the 1933 building and has been provided with historic images. They are currently working on the design. The subdivision application is currently with the City.

National Grid – Parcels 7, 8, and 9 owned by National Grid – Mr Colucci assisted with coordinating a meeting to discuss the property. He stated that one of the delays from the real estate department is due to the testing of wells on the property. Next is the need for a formal letter outlining the multi-field concept for the parcels as well as coordinating a face-to-face meeting. Ms. Nagle and Mr. Romano will work with the City and LDC to develop the letter and work to coordinate a meeting for October prior to the next LDC meeting.

Andy Patel Controlled Entity – Based on the earlier presentation, there was discussion if AARPA funds can be expended on infrastructure (sewer and/or water) for the loop road. The consultant team will review the eligibility. Mr. Romano and Ms. Nagle will develop a timeline of milestones, including completion of the fill and when property could be transferred, and will then work with Mr. Murray and Ms. Marotto to develop a purchase sale agreement and letter of intent.

Design and Engineering – Mr. Romano stated that they are close on DEC approval to move soils to the site. The team is also looking at the remaining budget to determine if there is budget available for soils in front of the 1933 and 1917 building as well as possibly for developing schematics of the fields. He will provide an update at the next meeting.

There being no further business before the Board, Councilman LoMedico made a motion to adjourn, which was seconded by Ms. Ervin at 5:27 PM.