



# CITY OF UTICA

Utica Harbor Point Development Corporation  
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**ROBERT M. PALMIERI**  
MAYOR

**VINCENT J. GILROY, JR.**  
CHAIRMAN

## **UTICA HARBOR POINT DEVELOPMENT CORPORATION**

### **MEETING MINUTES – FEBRUARY 18, 2015**

A meeting of the Board of Directors of the Harbor Point Development Corporation (the “LDC”) was held in the Mayor’s Conference Room at Utica City Hall. Present at the meeting were members Vin Gilroy, Mary Brown-Depass, John Fiume, Brian Thomas, Pat Donovan, Joe Johnson and ex-officio member Steve DiMeo. Also present was Mayor Palmieri, Jack Spaeth, Lisa Nagle, Paul Romano, Steve Eckler, Laura Campion, Allison Damiano-DeTraglia and Jere Tatich.

A quorum being present, the meeting was called to order at 4:05 PM by Chairman Vincent Gilroy.

The first order of business was the approval of the minutes of the January 18, 2015 meeting. Mr. Johnson made a motion that the minutes be approved; that motion was seconded by Ms. Brown-DePass and approved unanimously by all voting members.

The second order of business was a discussion regarding the demolition of 105-109 North Genesee Street. Mr. Thomas stated that demolition has begun on the building. It is estimated that it will take 3-4 weeks to complete. Due to current weather conditions though, demolition has been halted as these DPW workers perform double duty.

The next order of business was an update on the drafting of the Generic Environmental Impact Statement (GEIS). Ms. Nagle reported that the GEIS is on track and in process. Elan is working with the Police and Fire Departments, as well as the City School District, to better understand the project’s impact on each. O’Brien & Gere are working through environmental and wetland issues. Birchwood is working on archeological issues. Lochner has been working on traffic issues.

The next item on the agenda was a report on the capital improvements program. Ms. Nagle stated that work is continuing on development of the GEIS. Ms. Nagle briefly outlined the schedule provided to members at the last meeting. Mr. Romano said it was suggested that the sheet pilings be placed in front and then to fill the void under the platform. Pricing for this is being assembled and could cost upwards of \$4.0MM. He also mentioned that all buildings to be located near the Harbor will require pilings due to ground integrity. Mr. Romano stated the base flood plain elevation is at 212' above sea level. Currently the road is at 208'. It was suggested that buildings are built above the flood plain versus being flood proof. Responsibility of the bulkhead was discussed and will be put on hold until costs, process and timeframe are determined.

The next item on the agenda was a discussion regarding project funding. Mr. Thomas indicated that he was continuing to coordinate with both National Grid and the NYS Department of State on reimbursement of various grant dollars that had been committed to the project.

The next item on the agenda was an update on property acquisition. At this point, a motion was made by Mr. Thomas at 4:32 PM, seconded by Mr. Donovan and unanimously approved by all voting members to go into Executive Session to discuss real estate matters. A motion was made by Mr. Donovan at 4:37 PM, second by Mr. Thomas and unanimously approved by all voting members to come out of Executive Session.

Under Old Business, Mr. Gilroy stated that the following would be topics of discussion at the next meeting: committee formation and corporate budget. The Board also discussed the date of the next meeting, agreeing to schedule the next meeting for 4 PM on March 18th in the Mayor's conference room.

There being no further business, the meeting was adjourned at 4:41 PM on a motion by Mr. Johnson.

Date: May 13, 2015

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Joseph Johnson, Secretary  
Utica Harbor Point Development Corporation