



CITY OF UTICA

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ROBERT M. PALMIERI
MAYOR

VINCENT J. GILROY, JR.
CHAIRMAN

UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – MAY 13, 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 Chairman Vin Gilroy, Mary Brown-Depass, Brian Thomas, Chris Salatino, John Wade and Ed Bucciero and ex-officio members Steve DiMeo and Samantha Colosimo-Testa. Also present was Mayor Palmieri, Jack Spaeth, Lisa Nagle, Paul Romano, Steve Eckler, Laura Campion, Allison Damiano-DeTraglia. Public attendees included: Lucretia Hunt, Barb Cremer and Ron Vincent.

A quorum being present, the meeting was called to order at 4:02 PM by Chairman Vincent Gilroy. The first order of business was the approval of the minutes of the February 18, 2015 meeting. Mr. Bucciero made a motion that the minutes be approved; that motion was seconded by Mr. Salatino 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 had been completed and that DPW crews were now busy clearing the debris from the site. He added that water has been filling the basement, complicating the process. It was noted that part of the water may be due to a MVWA line that had not been terminated, while some of the water is also likely due to a shallow water table given the proximity of the site to the Canal.

The next order of business was an update on the Generic Environmental Impact Statement. Ms.

Nagle reported that the GEIS is on track and is 95% complete. Lochner has been working on traffic issues, which is the last technical study needed for the GEIS. Ms. Nagle went on to discuss the GEIS process for the public in attendance. Once the GEIS is complete it will be adopted by the UHPDC. It will then be passed onto the Common Council (perhaps as early as the July meeting) for their adoption/approval. A 30-day comment period will need to take place. Agencies that will review and offer Findings (if necessary) are the DOT, DEC, DOH, DOS, ESD, SHPO, MVWA and OC Sewer among others. As these agencies have been consulted all along in the process, Ms. Nagle didn't feel there should be any issues.

Mr. Eckler described the usefulness of the State Environmental Quality Review (SEQR) and the various conditions of the Harbor Point area and how the process identifies issues that need to be addressed. These include: groundwater, soils, plant and animal species, wetlands, floodway, archeology, hazardous materials and solid waste management.

The next item on the agenda was a discussion regarding capital improvements programming. Mr. Romano stated funding is in place but needs to wait for GEIS completion. Some of the current aspects of the project to be funded include: Wurz Avenue improvements, closure of DSA1, building improvement/demolition and sewer improvements.

The next item on the agenda was an update on project funding. Mr. Thomas distributed a spreadsheet that broke out the various grants for the project awarded to date along with a summary of the costs charged to each of the grants to date.

The next item on the agenda was a discussion about anticipated Consolidated Funding Application (CFA) applications for the project. Mr. DiMeo discussed the CFA and MV500 initiatives and how Harbor Point fits in with those funding cycles. Funding for bulkhead wall reconstruction is of concern and will need to be included in one of the funding mechanisms.

The next items on the agenda involved property acquisition. Mr. Salatino made a motion to go into executive session at 5:04 PM to discuss real estate matter and potential acquisitions; that motion was

seconded by Mr. Bucciero and unanimously approved by all voting members. A motion was made by Mr. Salatino at 5:16 PM to come out of executive session; said motion was seconded by Mr. Thomas and unanimously approved by all voting members.

Under Old Business, Chairman Gilroy stated that the formation of committee's and approval of Public Authority Accountability Act documents would be on the agenda for the next meeting. It was further decided that the next meeting would be held on June at 4 PM in the Mayor's conference room.

Mr. Salatino made a motion to adjourn, which was seconded by Mr. Bucciero and unanimously approved by all voting members at 5:17 PM.