



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 – January 20, 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, Steve DiMeo, Tom Colucci, and Barbara Brodock. Also present was Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Lisa Nagle, and Tim Fitzgerald. The meeting was called to order at 4:03 PM by Board President Vin Gilroy. President Gilroy alerted the board to the resignation of Vice President Mike Pezzolanella and the appointment of David Bonacci to the LDC.

The first item on the agenda was the approval of the Board minutes for the November 18 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 a resolution to increase LOC1 to \$2,650,000 for 90 days and extending maturity date from 8/30/21 to 0/31/21. After 90 days, LOC will drop to \$2,250,000. On a motion made by Ms. Ervin seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the resolution and authorized President Gilroy to sign pending counsel final approval.

The next item on the agenda was a resolution to reduce LOC2 amount by \$1,250,000 by 1/31/21 then by \$600,000 by 6/1/21. Extending maturity date from 2/28/21 to 10/31/21. On a motion made by Councilman Betrus seconded by Ms. Ervin, and unanimously approved by all voting members, the Board approved the resolution and authorized President Gilroy to sign pending counsel final approval.

The next item was approval of a new Vice President of the LDC. A motion was made by Mr. Thomas to nominate David Bonacci, seconded by Ms. Ervin and unanimously approved by all voting members, the Board approved David Bonacci as Vice President of the LDC.

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

Ms. Nagle reported that Canal Corporation has asked about extending the date to vacate the

property from August 2021 to November 2021. There was discussion among the board that they would be amenable to the date change, but would like to consider a rental payment., President Gilroy recommend that a meeting be set with Canal Corporation Director Stratton to discuss the point and report back at the February meeting. Mr. Thomas will check with Mayor Palmieri's schedule and coordinate a meeting.

Ms. Nagle report that there was no update from National Grid, but the understanding is that the substation work is moving forward. She continued that Mohawk Valley Garden is still committed to their investment in this project and will set a status meeting with them.

Ms. Nagle and Mr. Romano provided an update on a call they had with Jones Chemical. They reported that there is a monitoring system and wells on the property with long-term monitoring needs. Mr. Romano and his team will assess the information provided to determine whether or not parking can be placed on the property, and if so, if the LDC should consider acquiring it. Mr. Romano will do a parking capacity analysis and provide an update at the February meeting.

Specific to the new parcel, Ms. Nagle reported that counsel is working on a subdivision agreement specific to a small parcel of land Delmonico's restaurant is interested in acquiring. Ms. Nagel and Melanie Marotto are working with Mr. Thomas on a subdivision process as well as determining the cost of the parcel and the process for communicating with Delmonico's, An update will be provided at the February meeting. Also specific to new parcel, Mr. Romano is working on acquiring fill for the parcel, including DEC testing requirements and timing, An update will be provided at the February meeting.

For Design and Engineering, Mr. Romano is looking at the next phase of the plan, so that all items are ready for the next round of open grant requests. This includes adding additional parking as well as possibly ways to complete the 1917 building to bring pedestrian traffic level with the openings of the building. Mr. Romano also reported that the Wurz Ave. Extension has reached substantial completion as of 12/31/2020. There is a small punch list of items to be completed in the spring, including final inspection and payment. Mr. Romano continued his reporting that the demolition on Arctic Ice has been completed, the LDC is awaiting final reimbursement on the bulkhead project, and that we continue to wait for the wetland permits specific to DSA-1. Mr. Romano will follow up and provide an update at the February meeting.

There being no further business before the Board, Councilman Betrus made a motion to adjourn which was seconded by Ms. Ervin at 4:48 PM.