



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 – February 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, Steve DiMeo, Tom Colucci. Also present was Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Lisa Nagle, and Melanie Marotto. The meeting was called to order at 4:01 PM by Board President Vin Gilroy.

The first item on the agenda was the approval of the Board minutes for the January 20 meeting. On a motion by Councilman LoMedico 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 the approval of the 2021-2022 budget. Mr. Romano provided an overview of the budget to the board. On a motion made by Councilman Betrus seconded by Ms. Brown-DePass, and unanimously approved by all voting members, the Board approved the 2021-2022 budget.

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 extending the date to vacate the property from August 2021 to November 2021 or even into the spring of 2022. Based on the feedback from the January 20 meeting, she explored the possibility of a use fee after November 2021. There was discussion among the board that in addition to the use fee, Canal Corporation would be responsible for general operating obligations, such as insurance and utility charges, plus would allow reasonable access to the board and any partners for outwork and testing. Ms. Marotto will follow up with Canal Corporation and report back at the March meeting. Canal Corporation did also provide the update that the mold remediation work from the October 31, 2019 flooding has been completed.

Ms. Nagle reported that she has spoken with National Grid. The substation work is moving forward. She continued that parcels 7, 8, and 9 have been pulled off of the market until adjustments can

be made due to feedback from DEC.

Ms. Nagle also reported 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 are still assessing 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 provide an update at the March meeting.

Ms. Nagle reported that counsel is working on a 6-lot subdivision agreement. Ms. Nagle and Ms. Marotto are working with Mr. Thomas and Kate Hartnett in the City's Corporation Counsel office on a subdivision process. An update will be provided at the March meeting.

There being no further business before the Board, Councilman Betrus made a motion to adjourn which was seconded by Councilman LoMedico at 4:46 PM.