



**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 – June 15, 2022**

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, Councilman Joe Betrus, David Bonacci, Alicia Dicks, Richard Fox, Mary Brown-DePass (via WebEx) and Steve DiMeo (via WebEx). Also present were Mayor Palmieri, Jack Spaeth, Lisa Nagle, Paul Romano (via WebEx), Bob Murray, Melanie Marotto (via WebEx), Allison Damiano-DeTraglia, Rob Esche, Carrie Hood, and Tim Fitzgerald. The meeting was called to order at 4: 04PM by Board President Vin Gilroy.

The first item on the agenda was approval of the Board minutes for the April 20, 2022 meeting. On a motion by Councilman Betrus, seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the minutes of the meeting.

The second item on the agenda was approval of the audit and PAAA documents. On a motion by Councilman Betrus, seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the documents.

The next item on the agenda was the resolution to enter into a license and shared services agreement with the City of Utica related to building demolition and soil removal. Mr. Murray reviewed the documents with the LDC. On a motion by Councilman Betrus, seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the resolution.

The next item was a resolution for Board President Gilroy or Vice President Bonacci to negotiate and execute the assignment of the proceeds from the sale of property and leases and rents, along with a fixture filing to NBT Bank. On a motion by Councilman Betrus, seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the resolution.

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

MVG: Carrie Hood from Bonacci Architects presented drawings for the 1933 building and surrounding property to the LDC. Rob Esche from MVG provided an overview on plans for how the space will be utilized. The team is working on the next stages of development and might need letters of

support from the LDC and City of Utica as they pursue various funding opportunities. A call will be set next week between the City of Utica, LDC, and MVG to further discuss plans. Ms. Marotto added that she is working with MVG counsel on the purchase sale agreement.

Canal Corporation – The transfer of property has been completed and the City of Utica will be holding a press conference 6/16/22 sharing the information about it. Councilman Betrus brought up the conditions of the locks into the Harbor. Mayor Palmieri is following up with Commissioner Stratton about them.

National Grid – A meeting was held May 5 with the City of Utica and Alberto Bianchetti to continue the conversations from October. Discussion was on disposition of property, especially parcels 7, 8, and 9. Internal process at National Grid is moving forward and an update will be provided at the next meeting. Mr. Fox shared that National Grid is also continuing conversations with DEC regarding installation of a well development program. He will provide an update at the next meeting.

MVG– Ms. Marotto is working with MVG counsel on letter of intent.

Andy Patel Controlled Entity –Ms. Marotto is working with counsel to set a closing date on property. President Gilroy suggested setting another meeting with Mr. Patel to discuss the DSA-1 property.

The next item on the agenda was design and engineering update. Ms. Nagle updated the LDC that she and Mr. Romano are working with DEC on adjustments to the site management plan and possibly removing the “tail” from new parcel which is part of the DSA-1 plan.

The next item was old/new business. President Gilroy welcomed Ms. Dicks and Mr. Fox to the LDC board. Mr. Spaeth shared a finance update with the LDC.

There being no further business before the Board, Councilman Betrus made a motion to adjourn, which was seconded by Mr. Thomas at 5:11PM.