



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – August 17, 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, Richard Fox, Alicia Dicks (via WebEx) Mary Brown-DePass (via WebEx) and Evon Ervin (via WebEx). Also present were Mayor Palmieri, Jack Spaeth, Lisa Nagle (via WebEx), Paul Romano, Bob Murray (via WebEx), Melanie Marotto (via WebEx), Allison Damiano-DeTraglia, and Tim Fitzgerald. The meeting was called to order at 4: 02PM by Board President Vin Gilroy.

The first item on the agenda was approval of the Board minutes for the June 15, 2022 meeting. On a motion by Mr. Thomas, seconded by Councilman Betrus 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 Special Meeting minutes for the August 1, 2022 meeting. On a motion by Mr. Thomas, 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 approval of replacement of Barbara Brodock and Mike Pezzolanella on the Property Acquisition Committee with Alicia Dicks and Brian Thomas. On a motion by Mr. Bonacci, seconded by Councilman Betrus and unanimously approved by all voting members, the Board approved the change to the property acquisition committee..

The next item on the agenda was discussion of the various project updates.

Promenade and '33 Parcel: Ms. Nagle provided the update that a CFA was submitted for Promenade construction, to supplement the ESD Grant. A decision should be made in November. In addition the subdivision for the area is complete; just waiting for the final documents for filing.

MVG: Mr. Murray provided the update that they are in the process of negotiating the letter of intent with MVG counsel, including the project description and phasing. A special meeting will be set for review of the document to keep the project moving forward. Marotto added that she is working with MVG counsel on the purchase sale agreement.

Andy Patel Controlled Entity: New Parcel: Ms. Marotto shared that specific to New Parcel they are working with counsel to resolve a few open issues including reverter language with Canal Corporation, site management plan with DEC, and easements with National Grid. Specific to DSA-1, process continues to move forward.

Canal Corporation: Ms. Marotto is working with them on reverter language to not hold up property sales.

National Grid: Ms. Nagle noted that a meeting will be set to continue conversation on property.

NYSDEC: Mr Romano shared that the site management plan should not hold up the sale of property. Mr. Thomas will reach out to DEC contact specific to site management plan.

Property acquisition: The next item on the agenda was the resolution authorizing the execution and delivery of a purchase sale agreement and deed conveying two parcels of real property to be utilized as certain roadways to be known as “Harbor Way” and “Lee Street” to the City of Utica for use and maintenance as a public road. Mr. Murray reviewed the documents with the LDC. On a motion by Mr Bonacci, seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the resolution.

The next item was old/new business. President Gilroy asked that the special meeting specific to the letter of intent on the 1933 parcel be set for August 31,2022 at 4:00PM.

There being no further business before the Board, Mr. Thomas made a motion to adjourn, which was seconded by Mr. Bonacci at 4:47PM