



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 18, 2023

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 and via conference call. Present at the meeting were members President Vin Gilroy, Brian Thomas, Alicia Dicks, Councilman Joe Betrus, Louis Parrotta, Steve DiMeo, Philip Sabarra, Evon Ervin, Jack LoMedico, Richard Fox, Mary Brown-DePass (conference line). Also present were Mayor Robert Palmieri, Jack Spaeth, Lisa Nagle (conference line), Allison Damiano- DeTraglia, Tim Fitzgerald (conference line), Paul Romano, Melanie Marotto (conference line), and Bob Murray (conference line). 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 November 16, 2022 meeting. On a motion by Ms. Dicks, 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 discussion of the various project updates.

Promenade: Mr. Romano provided the update that the group that the grant application was not successful, but that the team will be resubmitting with an updated plan. The plan will be shared with the board at the next meeting.

MVG: Ms. Nagle provided the update that they are currently doing some geotechnical testing. MVG was not successful in their current grant application request, but will be updating and resubmitting. Still waiting on timing of the purchase sale agreement.

Real property acquisitions and dispositions:

New Parcel: Ms. Marotto shared that Canal Corporation has agreed with the form of proposed standstill agreement and the group is making some minor adjustments before circulation and signature. The National Grid 2001 settlement agreement has been reviewed and shared with buyer’s counsel. The DEC environmental notice has been reviewed and shared with buyer’s counsel. Mr. Murray shared that he, Ms. Marotto, and Mr. Romano would be available for a call with buyer’s environmental consultant to review together.

DSA-1: Still waiting on revised letter of intent from buyer.

Jones (Monarch) Chemical: Ms. Nagle shared that an appraisal of the property has been received in the amount of \$41,000. Ms. Nagle has been in contact with a representative for the owners about their interest in discussing a possible sale. They are interested and shared that they have an appraisal of the property in the amount of \$160,000. The board discussed and asked that the Jones appraisal be shared with the LDC appraiser for review.

Delmonico's: On a motion by Mr. Parrotta, seconded by Mr. Thomas and unanimously approved by all voting members, the Board approved the sale of approximately 0.09 acre parcel of real property to John W. Wade (Delmonico's) in the amount of \$10,000.

National Grid: Conversations are continuing regarding a potential fee purchase or a long-term ground lease for parcels 7, 8, and 9.

1917 Building Request for Expressions of Interest (RFEI) On a motion by Councilman Betrus, seconded by Mr. LoMedico and unanimously approved by all voting members, the Board approved preparing and distributing a request for expressions of interest from developers for the 1917 building.

Canal Corporation: Mr. Thomas shared that Mayor Palmieri has sent a letter to Justin E. Driscoll, Acting President and Chief Executive Officer of the New York Power Authority (NYPA), expressing concerns on the lock and maintenance asking for funding for the improvements in the next budget.

There being no further business before the Board, Mr. Sabarra made a motion to adjourn, which was seconded by Councilman Betrus at 4:57PM.