



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – October 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. Present at the meeting were members President Vin Gilroy, Brian Thomas, Councilman Joe Betrus, Lou Parrotta, Philip Sabarra. Also present were Mayor Robert Palmieri, Tim Fitzgerald, Allison Damiano-DeTraglia, Lisa Nagle (conference line), Paul Romano (conference line), Melanie Marotto (conference line), and Bob Murray (conference line). The meeting was called to order at 4:12PM by Board President Vin Gilroy.

The first item was approval of the Board minutes for the August 23, 2023 and September 20, 2023 meetings. On a motion by Mr. Sabarra, seconded by Mr. Thomas and unanimously approved by all voting members, the Board approved the minutes of the August 23, 2023 and September 20, 2023 meetings.

The next item on the agenda was review of the ABO documents and audit. On a motion by Mr. Parrotta, seconded by Mr. Sabarra and unanimously approved by all voting members, the Board approved the ABO documents and the audit.

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

Real property acquisitions and dispositions:

1917 Building: Ms. Nagle shared that the appraisal had been completed for the property and that number has been shared with Mr. Borruso for consideration. Mr. Romano added that a subdivision is necessary to remove the .4 acre lot containing the building and land around it from the rest of the property. Mr. Romano is working with Delta Surveyors and the engineering team to get it completed.

DSA-1-Lot #3 and Lot #5: Ms. Nagle shared that the consultant team shared feedback with the project architect on the last project description and site plan and that the LDC is still waiting for the developer to share a revised plan and purchase sale agreement. Mr Murray shared that the developer may want to consider three separate plans (housing, hotels, entertainment) instead of one single plan. Mr. Murray will reach out to the developer’s counsel with the suggestion.

Jones Chemical: Ms. Nagle shared that an offer letter had been sent on behalf of President Gilroy to the Jones Chemical owners to continue negotiations and that the LDC is awaiting a reply.

Mr. Romano shared that the team continues to have monthly meetings with National Grid's design team specific to the substation relocation. He thanked Mr. Fox for helping to coordinate the meetings.

Ms. Nagle updated the LDC that Mohawk Valley Garden is still waiting for a response to the CFA application submitted for first level renovations of the 1933 building. Expect to have a response in December.

Councilman Betrus asked for the best way to address the water level in the Harbor for next season. Mayor Palmieri will follow up with Commissioner Stratton requesting a meeting to discuss the water levels and lock improvements needed to support the development of the Harbor area.

There being no further business before the Board, Mr. Parrotta made a motion to adjourn, which was seconded by Mr. Sabarra and unanimously approved by all voting members at 4:35PM.