



VINCENT GILROY, JR.
CHAIRMAN

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – July 17, 2024

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, Alicia Dicks, Councilman Jack LoMedico, Bob Calli and Lou Parotta. Also present were Jack Spaeth, Lisa Nagle, Paul Romano, Bob Murray and Melanie Marotto. The meeting was called to order at 4:08PM by Board President Vin Gilroy.

The first item on the agenda was approval of the Board minutes for the June 13, 2024 meeting. On a motion by Mr. Thomas, seconded by Mr. Calli, and unanimously approved by all voting members, the Board approved the minutes of the meeting.

The second item on the agenda were Project Updates

DSA-1 (Lot 3 and 5) – The PSA was signed on June 13th to which the 120-day due diligence period started with a closing in 30 days thereafter. The UIDA will be requesting that the buyer prepare a separate application for each subdivided parcel based on facility layout.

Jones Chemical – Ms. Marotto is working with Monarch Chemical on contract specifics. Price is \$75,000. Monarch will need to provide environmental documentation.

National Grid substation – Substation discussions are moving along and should be relocated by 2027. NG is talking to DEC about the Harbor Trail system and access. HP representatives are wanting to be a part of those discussions.

1917 Building – Sal Borusso’s architect is Dave Bonacci and he is moving forward with plans for the building. Mr. Romano is preparing a grant for the infrastructure needs of the facility including water, power and ADA compliance.

Promenade – Work is underway for pouring a pad for the kayak launch. Access through the lock is still an issue due to timing and funding.

Lee Street and Harbor Way are to be transferred to the City of Utica.

As such, Mr. Calli made a motion, seconded by Mr. Parotta to authorize the Chairman to negotiate and execute an appropriate use/occupancy/license agreement with the City of Utica permitting the City to access, use, and occupy the harbor promenade and parking lot areas for public use purposes, in contemplation of a future conveyance by deed of same. The motion was unanimously approved by all voting members.

The issue of trespassers was brought up and how they can be deterred from entering LDC property. Fences have been put in place but some people are still entering. Mr. Gilroy will discuss this with the Mayor in an effort to increase police presence in the area. Mr. Thomas mentioned that the harbor area is considered a city park and that legislation was passed stating parks are open from dusk to dawn and violators can be prosecuted.

Mohawk Valley Garden – Mr. Romano is working with the MVG group to prepare a grant to address various construction issues associated with the building.

ESD and Canal Corp grants – Mr. Romano outlined two grants to be applied for to assist with various projects around the harbor. The first will be submitted under the Capital Improvement Grants for Pro-Housing Communities grant program and will include flood resiliency and ADA improvements at the 1917 and 1933 Historic Canal Buildings at the harbor and improvements to the trail network at the harbor including the connection to the Empire State, Erie Canalway Trail. The proposed grant amount is \$3million and the match will be a combination of Canal Corporation grant dollars and federal funds allocated to the design component of the Loop-the-Harbor Bridge. The second will be submitted under the ESD Grant Funds program and will include the remaining improvements at the 1933 Canal Building to convert it to the Harbor Event Center and the remaining funds needed to construct the Loop-the-Harbor bridge. The proposed grant amount will be approximately \$5.5mil and the match will be the cost to design and construct the Promenade Hotel and the federal funds allocated to the construction component of the Loop-the-Harbor bridge.

On a motion made by Mr. Parotta and seconded by Ms. Dicks, the Board authorized President Gilroy to sign and submit two Empire State Development (ESD) Grants applications. The motion was unanimously approved by all voting members.

There being no further business before the Board, Councilman Betrus made a motion to adjourn, which was seconded by Councilman LoMedico at 4:51PM.