



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – November 20, 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. In the absence of a quorum, Board President Vin Gilroy called the meeting to order at 4:12PM and provided updates on items that did not require action. A quorum was reached at 4:22 PM. Present at the meeting were members President Vin Gilroy, Brian Thomas, Councilman Joe Betrus, Councilman Jack LoMedico, Phil Sbarra, Richard Fox, Evon Ervin (WebEx), and Alica Dicks (WebEx). Also present were Jack Spaeth, Allison Damiano-DeTraglia, Paul Romano, Chris Lawrence, Lisa Nagle (WebEx), Bob Murray (WebEx) and Melanie Marotto (Webex).

The first item was approval of the Board minutes for the October 16, 2024 meeting. On a motion by Councilman Betrus seconded by Mr. Sabarra, and unanimously approved by all voting members, the Board approved the minutes of the October 16, 2024 meeting.

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

DSA-1-Lot#3 and Lot #5: Mr. Thomas shared that Utica Harbor Lodging Group, LLC has shared additional project details for the project site layout which will be presented for comments to the City of Utica Planning Board on November 21.

Jones Chemical: Ms. Marotto shared that they are working with counsel to finalize the purchase and sale agreement for the acquisition of the Jones Chemical property. The team is also working to obtain reimbursement on the ESD grant for the funding to purchase the property.

National Grid: Mr. Romano shared that the team continues to have monthly meetings with National Grid’s design team, though the October meeting was cancelled due to travel. They have been discussing the possible trail connection to the harbor area as well as screening of the property.

Promenade: Mr. Romano shared they are working to adjust the electrical connection to install the bubbler near the kayak launch to prevent freezing during the winter. Mr. Murray presented the purchase and sale agreement to convey title to the promenade and parking areas to the City of Utica to operate and maintain for public use. He further presented the below fair market value conveyance

findings outlining that the property is being sold below fair market value, but that there is no reasonable alternative in the best interest of the public which would allow the area to be opened for public use. One a motion made by Mr. Thomas and seconded by Councilman LoMedico, and unanimously approved by all voting members, the board approved the resolution authorizing the negotiation and execution of a purchase and sale agreement and a deed conveying an approximately 6.46 acre parcel of real property to the City of Utica.

1917 Building: Mr Borusso is still interested in pursuing the project.

Mohawk Valley Garden: A meeting is to be set in early 2025 with the LDC to present next steps on the project.

ESD and Canal Corp Grants: Waiting for announcement on the CFA, which was submitted specific to flood resiliency for the harbor area, including the 1917 and 1933 buildings. Mr. Thomas and Mr. Romano had a positive meeting with the Canal Corp Grant and got a verbal approval on the grant. They also continued conversations about rightsizing the lock for small recreational craft and they were interested in continuing the conversation. Mr. Thomas will follow up on next steps.

DRI: Mr. Thomas shared that it was submitted and that the mayor presented 11/15. They are waiting for an announcement.

Old Business/Other: Mr. Thomas shared that the Utica Common Council will be considering the Purchase and Sale Agreement for the promenade this evening. In addition, he shared that he had a meeting earlier in the day with the Albany Symphony Orchestra about a possible concert in the Harbor area during Independence Day celebrations in 2025. He will keep the board updated.

President Gilroy shared that if there are no action items in December, that they regular meeting will be cancelled

There being no further business before the Board, Mr. Sabarra made a motion to adjourn, which was seconded by Councilman LoMedico and unanimously approved by all voting members at 4:43PM.