



VINCENT GILROY, JR.
CHAIRMAN

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – February 21, 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. Present at the meeting were members President Vin Gilroy, Brian Thomas, Councilman Joe Betrus, Lou Parrotta, Robert Calli, Evon Ervin, Councilman Jack LoMedico, Phil Sbarra, Steve DiMeo (video conference) and Alicia Dicks (video conference). Also present were Michael Gentile, Jack Spaeth, Tim Fitzgerald, Lisa Nagle, Paul Romano, Allison Damiano-DeTraglia, Melanie Marotto, Bob Murray and Mark Donovan. The meeting was called to order at 4:01PM by Board President Vin Gilroy.

The first item was approval of the Board minutes for the January 17, 2024 meeting. On a motion by Councilman LoMedico, seconded by Mr. Parrotta, and unanimously approved by all voting members, the Board approved the minutes of the January 17, 2024 meeting.

The next item on the agenda was approval on the 2024-2025 Budget. Mr. Spaeth and Mr. Romano presented the budget to the LDC. There was discussion and one item was noted to realign \$80,000 from Other Operating Expenditures to Nonoperating Expenditures for the land purchase funds for Jones Chemical. On a motion by Mr. Parrotta, seconded by Councilman LoMedico, and unanimously approved by all voting members, the Board approved the 2024-2025 Budget.

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

Real property acquisitions and dispositions:

DSA-1-Lot#3 and Lot #5: Mr. Murray reviewed the red-lined purchase and sale agreement. There was discussion on a few clarifications in the agreement. On a motion by Mr. Parrotta, seconded by Ms. Ervin, and unanimously approved by all voting members, the Board approved the negotiation and execution of the purchase and sale agreement upon final review by President Gilroy.

Jones Chemical: Mr. Murray and Ms. Marotto shared that the property offer has been accepted and that it is ready to move to a purchase and sale agreement presented. On a motion by Mr. Parrotta, seconded by Mr. Sbarra, and unanimously approved by all voting members, the Board approved the negotiation and execution of a purchase and sale agreement for the acquisition of the Jones Chemical

property.

Mr. Romano and Ms. Nagle shared that the team continues to have monthly meetings with National Grid's design team specific to the substation relocation. Mr. DiMeo asked that it be discussed with National Grid about access and use of their property, including lots 7, 8, 9 and the MVO property.

1917 Building: Mr. Romano shared that there has been no update from Mr. Borruso.

Promenade: Mr. Romano shared that with the exception of installation of the railing, and the kayak launch, which will be installed in the spring, and coordination of the electrical for the lighting, the rest of the work will be completed by the project deadline.

Mohawk Valley Garden: Ms. Nagle shared that there has been no update from Mohawk Valley Garden. President Gilroy will reach out to them to discuss next steps.

Canal Corporation Grant: Mr. Romano updated the LDC that a grant application has been submitted to the Canal Corporation for activation in the harbor. Expect to have an announcement in early 2024. Mr. Thomas will reach out to them for an update.

There being no further business before the Board, Mr. Thomas made a motion to adjourn, which was seconded by Mr. Parrotta and unanimously approved by all voting members at 5:24PM.