



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – June 13, 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, Phil Sbarra, Robert Calli, and Evon Ervin. Also present were Chris Lawrence, Lisa Nagle, Paul Romano, Allison Damiano-DeTraglia, Melanie Marotto (conference line), and Bob Murray (conference line). The meeting was called to order at 4:14PM by Board President Vin Gilroy.

The first item was approval of the Board minutes for the May 15, 2024 meeting. On a motion by Mr. Sbarra, seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the minutes of the May 15, 2024 meeting.

The next item on the agenda was review of DSA-1-Lot#3 and Lot #5 purchase and sale agreement. President Gilroy shared that he signed the purchase and sale agreement prepared by Buyers’ counsel, and it was signed and returned to him by Utica Harbor Lodging Group, LLC. Upon signing by Seller, \$200,000 was delivered and arrangements are being made for the funds to be deposited per Article 3.2 of the agreement. Utica Harbor Lodging Group will now begin their geotechnical study of the property during their feasibility period prior to closing. There was discussion that there will be a need to meet with Utica Harbor Lodging Group, LLC to discuss any changes to the agreement or the project prior to closing. President Gilroy shared that he will provide a copy of the signed purchase and sale agreement to NBT Bank.

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

Real property acquisitions and dispositions:

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. It was discussed that a funding contingency may need to be put in place depending on the timing of the sale.

Mr. Romano shared that the team continues to have monthly meetings with National Grid’s design team specific to the substation relocation, as well as about a possible trail connection to the

harbor area.

1917 Building: The team is exploring grant options specific to flood resiliency for the property.

Promenade: Mr. Romano shared that most work is complete with the exception of the placement of the kayak/canoe launch. There was discussion on next steps needed for the promenade to be open to the public, including transfer of the land to the City of Utica and insurance coverage for the promenade. Mr. Thomas will set a separate meeting including corporation counsel.

Mohawk Valley Garden: President Gilroy confirmed that Mohawk Valley Garden is still committed to the project and even has expanded ideas from those last presented. They will be reaching out in the coming months to schedule a meeting to present to the board.

ESD and Canal Corp Grants: A CFA will be submitted by the end of July specific to flood resiliency for the harbor area, including the 1917 and 1933 buildings. There was no update on the Canal Corp Grant.

Old Business/Other: President Gilroy and Mr. Romano shared that they will be providing an update on the Harbor at a Utica Common Council Committee of the Whole Meeting on Monday, June 17, 2024 at 5:00PM. President Gilroy also shared that there will be a public meeting for those who are interested in attending on Tuesday, June 18, 2024 at 5:00PM for the Connectivity & Safety Improvement Study for the Exit 31 Interchange.

There being no further business before the Board, Mr. Thomas made a motion to adjourn, which was seconded by Ms. Ervin, and unanimously approved by all voting members at 4:59PM.