



VINCENT GILROY, JR.
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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – September 18, 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, Councilman Jack LoMedico, Lou Parrotta, Phil Sbarra, Robert Calli, Evon Ervin and Alica Dicks (WebEx). Also present were Jack Spaeth, Tim Fitzgerald, Lisa Nagle (WebEx), Paul Romano (WebEx), and Allison Damiano-DeTraglia. The meeting was called to order at 4:04PM by Board President Vin Gilroy.

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

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

DSA-1-Lot#3 and Lot #5: President Gilroy shared that Utica Harbor Lodging Group, LLC reached out for a 90-day extension on the due diligence period. On a motion made by Mr. Calli seconded by Mr. Parrotta, and unanimously approved by all voting members, the Board approved a resolution to negotiate and execute an amendment to a certain agreement of purchase and sale for the purpose of extending the feasibility period.

Jones Chemical: Ms. Nagle 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. They have been discussing the possible trail connection to the harbor area.

Promenade: Ms. Nagle presented the need for a use and occupancy license agreement between the Utica Harbor Point Development Corporation and the City of Utica so that the promenade area can be opened to the public. On a motion made by Mr. Thomas seconded by Mr. Parrotta, and unanimously approved by all voting members, the Board approved a resolution to negotiate and execute a use and occupancy license agreement with the City of Utica for the use and occupancy of certain real property

owned by the corporation. Mr. Romano shared that most work is complete including the placement of the kayak/canoe launch.

1917 Building: No update

Mohawk Valley Garden: No update

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.

DRI: Mr. Thomas shared that another round has been opened and communities that previously received an award are now encouraged to submit again. The City of Utica has submitted a notice of intent to apply and they are looking at Bagg's Square West to Harbor Point for their application. Applications are due October 18, 2024 with awards expected in early 2025. President Gilroy will share a letter of support to accompany the application.

There being no further business before the Board, Councilman LoMedico made a motion to adjourn, which was seconded by Ms. Ervin, and unanimously approved by all voting members at 4:26PM.