



VINCENT GILROY, JR.  
CHAIRMAN

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## UTICA HARBOR POINT DEVELOPMENT CORPORATION

### MEETING MINUTES – January 15, 2025

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, Robert Calli, Alica Dicks, Lou Parrotta, and Phil Sbarra (WebEx). Also present were Jack Spaeth, Allison Damiano-DeTraglia, Paul Romano, Chris Lawrence, Lisa Nagle (WebEx), Bob Murray (Phone) and Melanie Marotto (Phone). The meeting was called to order at 4:10PM by Board President Vin Gilroy.

The first item was approval of the Board minutes for the November 20, 2024 meeting. On a motion by Mr. Parrotta, seconded by Councilman LoMedico, and unanimously approved by all voting members, the Board approved the minutes of the November 20, 2024 meeting.

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

DSA-1-Lot#3 and Lot #5: Mr. Murray shared that Utica Harbor Lodging Group, LLC has requested an additional extension for the due diligence period until April 1, 2025. The board discussed the extension and the remaining items to be completed. On a motion made by Mr. Calli, seconded by Mr. Parrotta, and unanimously approved by all voting members, the Board approved the following motion: Motion to approve a third amendment to extend the feasibility period for the sale of DSA-1 until January 29, 2025. Full extension to the requested date of April 1, 2025 is contingent upon providing a detailed status report of all open diligence items with a timeline for completion to the Chair of the Utica Harbor Point Development Corporation within ten calendar days of today's meeting, subject to review and acceptance by the board of the Utica Harbor Point Development Corporation at a special meeting on Wednesday, January 29, 2025, 4:00pm at Utica City Hall where in-person attendance of the developer or a representative is required. 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. They have been discussing the possible trail connection to the harbor area as well as screening of the property.

Promenade: Mr. Romano shared that the bubblers are working as intended around the kayak launch to prevent freezing during the winter. Mr. Murray shared that 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 were rejected by the authority budget office due to an appraisal of the area not being included with the paperwork. Mr. Spaeth is working to obtain an appraisal to be submitted. In the interim the use and occupancy license agreement between the Utica Harbor Point Development Corporation and the City of Utica is in place so that the promenade area can be opened to the public.

1917 Building: No recent update has been provided by Mr. Borusso about interest in the project. The Utica Harbor Point Development Corporation will send him a letter asking him to clarify his interest in pursuing the project, since the corporation was not awarded additional grant funding specific to flood resiliency for the harbor area, including the 1917 and 1933 buildings. If interested, he will be asked to provide an update at the February meeting.

Mohawk Valley Garden: They will be invited to present at the February meeting to provide an update on the project.

ESD and Canal Corp Grants: The Utica Harbor Point Development Corporation was not awarded additional grant funding specific to flood resiliency for the harbor area, including the 1917 and 1933 building. Mr. Thomas had a positive meeting with the Canal Corp regarding the grant and expect to finalize the agreement in January. Regular project meetings will begin in February for all work to be completed in 2025.

DRI: Mr. Thomas shared that they are waiting for an announcement.

There being no further business before the Board, Mr. Parrotta made a motion to adjourn, which was seconded by Mr. Thomas and unanimously approved by all voting members at 5:17PM.