



Utica Harbor Point Development Corp.

1 Kennedy Plaza, Utica, New York

phone: (315) 792-0181 fax: (315) 797-6607

UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – February 19, 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 Jack LoMedico, Robert Calli, Lou Parrotta, Richard Fox, Alica Dicks, (WebEx) and Evon Ervin (WebEx). Also present were Jack Spaeth, Tim Fitzgerald, Chris Lawrence, Robert Esche, Paul Romano, Allison Damiano-DeTraglia, Lisa Nagle (WebEx), Bob Murray (WebEx) and Melanie Marotto (WebEx). The meeting was called to order at 4:02PM by Board President Vin Gilroy.

The first item was approval of the Board minutes for the January 29, 2025 meeting. On a motion by Mr. Parrotta seconded by Mr. Thomas, and unanimously approved by all voting members, the Board approved the minutes of the January 29, 2025 meeting.

The next item was a presentation from Mohawk Valley Garden (MVG) to provide an update on their project. Prior to the presentation, Mr. Romano provided background on the project history, including sharing the September 2019 letter of interest from MVG in response to the Utica Historic Marina Request for Expression of Interest as well as the August 2022 resolution authorizing the corporation to negotiate an agreement of purchase and sale with MVG for a 2.45 acre parcel including the 1933 building. While negotiations started, they were tabled as the LDC explored grant opportunities specifically for flood improvements in the 1933 building as well as making the rest of the site ready for development. Mr. Romano shared that the LDC has been awarded a DASNY grant to make site ready for development and that the LDC is in the process of finalizing the documentation for it. Mr. Romano then introduced Mr. Esche to provide a current update on the project. Mr. Esche thanked the LDC board for the time and shared that MVG is ready to restart negotiations for a purchase and sale agreement for the property, but would like to split the purchase into two separate purchases and advance at this time purchase of 1.45 acres of the parcel, which does not include the 1933 building. This sale would occur after the completion of the DASNY grant activities. Mr. Esche shared that the MVG team has completed additional studies on the parcel since the 2019 presentation and that they

have been able to further refine the project details and drawings specific to parking, residential, and restaurants. The board thanked Mr. Esche for the update, and asked if he could provide an updated letter of intent with the new project description and an updated term sheet to the LDC board for review at a special meeting on March 5. Mr. Esche agreed and advised that his counsel would reach out to Mr. Murray and Ms. Marrotto with any questions. On a motion by Mr. Calli seconded by Mr. Parrotta and unanimously approved by all voting members, the Board approved obtaining a new appraisal for the parcel. Mr. Thomas will reach out to obtain the appraisal.

The next item was an update on the 1917 building. Salvatore Borruso shared a letter with the LDC board as he was unable to attend in person due to a prior commitment. He expressed that he is still interested in advancing the project, but that he did need some additional information about the property, including questions specific to utilities. Mr. Romano will reach out to Mr. Borruso to clarify his questions and set up a meeting. The board discussed that they would like to set a deadline for Mr. Borruso to submit a letter of intent on the property. Mr. Romano will discuss it with Mr. Borruso and provide an update at the March 5 meeting.

The next item on the agenda was DSA-1-Lot#3 and Lot #5. Ms. Marrotto provided an update that since the January 29 meeting, Robert Halpin, developer counsel, has engaged with the title company. There is an open title question with City of Utica corporation counsel. In addition, Canal Corporation has signed off on the standstill agreement and it is currently in review with Utica Harbor Lodging Group, LLC and their lender. In addition, the three-party easement agreement is currently in review with City of Utica corporation counsel. Mr. Romano is working on the accompanying maps and will set a meeting with corporation counsel to review them.

The next item was Jones (Monarch) Chemical and Ms. Marrotto shared that they are working on the funding paperwork and that they have updated the environmental documents

The next item was National Grid. Mr. Romano shared that they continue to have regular meetings. The most recent update is that they will no longer pursue the branch trail connection due to the proximity to high voltage lines, but instead focus on the loop to harbor bridge, as well as the trail connections planned with the New York State DOT North Genesee St. upgrades.

The next item was the promenade. The work is completed and the City of Utica plans to open it to the public as soon as possible after the winter season.

Old/Other Business: Mr. Romano shared that the team is looking at additional grant opportunities for artwork/sculptures in the harbor area. Councilman LoMedico shared that he will reach out to Sculpture Space to see if there is any interest in partnering on a sculpture. Ms. Nagle will share the dimensions with him for the conversation.

Mr. Spaeth share a copy of the draft 2025-2026 budget. The LDC did have some questions and asked if notes could be provided, even if they cannot be added into the system. Mr. Spaeth will update with the support of Mr. Romano and share it with the LDC board for the March 5 meeting.

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 5:22PM.