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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – March 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 as well as via WebEx. Present at the meeting were members President, Vin Gilroy, Brian Thomas, Councilman Joe Betruss, Alicia Dicks, Councilman Jack LoMedico, Bob Calli, Phil Sbarra, Rich Fox, Evon Ervin and Shaun Kaleta. Also present were Jack Spaeth, Paul Romano and Tim Fitzgerald. Others present for a short time were Mayor Mike Galime and Stephanie DiGiorgio, Esq. Bob Murray, Melanie Marotto and Lisa Nagle were present via WebEx. The meeting was called to order at 4:20 PM by Board President Vin Gilroy.

The first item on the agenda was approval of the Board minutes for the February 19, 2025 meeting. On a motion by Ms. Dicks, seconded by Mr. LoMedico, the Board approved the minutes of the meeting. Mr. Kaleta abstained from the vote.

On a motion made by Ms. Ervin and seconded by Mr. LoMedico, the 2025-2026 Budget was passed unanimously.

The second item on the agenda were Project Updates

DSA-1 – A previously received letter from Rob Halpin with red updates from counsel was provided to the members for review and to give an update on where counsel stands on specific items. Mr. Murray and Ms. Marotto noted that no financing commitment letter has been received yet but purchaser is working on it. As to Due Diligence timing, it is to expire on April 1st. Purchaser is looking at a May 1st closing date.

A 4th amendment is proposed to extend the closing date until July 1st (60 days). Mr. LoMedico made the motion and Mr. Sbarra seconded.

It was noted that the streets to be constructed on the DSA-1 property will need to be up to city standards in particular when they are dedicated to the City.

Resolution for Easement Access is going to the Common Council this night to be voted on. The Dedication Resolution calling for a public hearing is also going before the Common Council this night.

1917 Building – Sal Borruso was present to re-express his interest in the 1917 building but needs grants to assist with his project. While conduits are in place, water, sewer, gas and electric hookups are not to the building. Mr. Romano added that until plans for specific locations of utilities are known, the utilities cannot be run.

Mr. Borruso will send a defined letter of intent and project description. Mr. Thomas was asked to assist Mr. Borruso with grants.

ABO documents – Ms. Dicks made a motion, seconded by Mr. LoMedico to approve the ABO documents. AIF

Promenade – Work is underway for pouring a pad for the kayak launch. Access through the lock is still an issue due to timing and funding. Grand opening of the Promenade will be June 5th.

Mohawk Valley Garden – Rob Esche gave an overview of the project. He and his attorney are moving forward with an LOI. Working on a grant for groundwork for New Building Parcel. Piles needed and pour a foundation slab. Mr. Esche said they are still pushing for a NYS grant for the 1933 building but will continue its development even without a grant. Assemblywoman Buttenschon secured a grant for site prep and flood remediation issues. Mr. Romano stated they were still looking for grants to assist. One contract with two closings was floated as a wrap up arrangement.

There being no further business before the Board, Mr. Sbarra made a motion to adjourn, seconded by Mr. Thomas at 5:26 PM.