



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – March 15, 2023

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 and via conference call. Present at the meeting were members President Vin Gilroy, Councilman Joe Betrus, Brian Thomas, Alicia Dicks, Philip Sabarra, Richard Fox, and Jack LoMedico (conference line). Also present were Mayor Robert Palmieri, Jack Spaeth, Heather Mowat, Lisa Nagle, Allison Damiano- DeTraglia, Paul Romano (conference line), Melanie Marotto (conference line), Bob Murray (conference line) Andy Patel (conference line), Dominic Pavia (conference line), and Rob Halpin (conference line), The meeting was called to order at 4:06PM by Board President Vin Gilroy.

The first item for discussion was a finance update. Heather Mowat provided the update to the board that the loan with NBT Bank is now in default. The solution is finalizing the sale of property.

The next item on the agenda was approval of the Board minutes for the January 18, 2023 meeting. On a motion by Councilman Betrus, seconded by Ms. Dicks and unanimously approved by all voting members, the Board approved the minutes of the meeting.

The next item on the agenda was approval of the Board minutes for the February 15, 2023 meeting. On a motion by Mr. Thomas, seconded by Ms. Dicks and unanimously approved by all voting members, the Board approved the minutes of the meeting.

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

Promenade: Mr. Romano provided an update that the bid is scheduled to go out soon for the promenade plan for construction to occur in 2023.

MVG: Ms. Nagle provided the update that a meeting has been set with MVG and counsel to discuss timing of the purchase sale agreement.

Real property acquisitions and dispositions:

New Parcel: Ms. Marotto shared that she had a positive call with the buyer’s counsel and the title attorney and that they are close to scheduling a closing. Mr. Halpin shared that he will have revisions to the title attorney this week and then schedule another call with the title attorney. Mr,

Halpin committed to closing on the property by April 14.

DSA-1: Mr. Patel provided an overview of the non-binding letter of intent provided to the LDC. Mr. Romano shared that DEC has done sampling at the site for the move of classification of the property as well as development of the site management plan. He is working to schedule a meeting with DEC and DOH to discuss next steps.

On a motion by Mr. Sabarra, seconded by Councilman Betrus and unanimously approved by all voting members, the board moved into executive session at 4:29 pm to review the Letter of Intent submitted by Mr. Patel for DSA-1.

On a motion by Ms. Dicks, seconded by Mr. Sabarra and unanimously approved by all voting members, the board moved out of executive session at 5:08pm.

Discussion on the DSA-1 letter of intent continued specific to timeline milestones, reverter language and definition of completion.

On a motion by Mr. Thomas, seconded by Ms. Dicks and unanimously approved by all voting members, the board approved the non-binding letter of intent subject to negotiation of amendments and signing by the President of the LDC prior to the next board meeting on April 19.

On a motion by Ms. Dicks, seconded by Councilman Betrus and unanimously approved by all voting members, the board approved the resolution to encumber DSA-1 with environmental easement to NYSDEC.

1917 Building Request for Expressions of Interest (RFEI): Ms. Nagle shared a copy of the document with the board. On a motion by Ms. Dicks, seconded by Mr. Thomas and unanimously approved by all voting members, the board approved sharing any comments back by March 24 so that it may be distributed on March 31.

There being no further business before the Board, Mr. Thomas made a motion to adjourn, which was seconded by Mr. Sabarra at 5:35PM.