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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – April 16, 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, Councilman Joe Betrus, Robert Calli, Alica Dicks, and Evon Ervin (WebEx). Also present were Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Lisa Nagle (WebEx), Bob Murray (WebEx) and Melanie Marotto (WebEx). The meeting was called to order at 4:07PM by Board President Vin Gilroy.

The first item was approval of the Board minutes for the March 19, 2025 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 March 19, 2025 meeting.

The next item was a resolution for the conveyance of three parcels of real property totaling 6.928 acres making up the promenade area to the City of Utica for \$1.00. On a motion by Mr. Calli seconded by Councilman LoMedico, and unanimously approved by all voting members, the Board approved the resolution.

The next item was an update from Mohawk Valley Garden. Ms. Marotto shared that counsel for Mohawk Valley Garden was working to develop a single purchase and sale agreement for the 1.45 acre parcel and the 1933 building. They hope to have a draft to share at the May meeting

The next item was an update on the 1917 building. Mr. Spaeth shared that he shared information with Salvatore Borruso about possible grant opportunities and that Mr. Borruso was working to secure legal counsel specific to this project to develop a letter of interest.

The next item on the agenda was DSA-1-Lot#3 and Lot #5. Ms. Marotto provided an update to remind the board that the inspection period ended April 1 and that the closing date period was extended to June 27. Ms. Marotto has reached out to Robert Halpin, developer counsel, for a status on closing. She hopes to have an update at the May meeting.

The next item was Jones (Monarch) Chemical and Ms. Marotto shared that the Jones family has reached out for a status on closing. Per Mr. Spaeth, the funding paperwork has been submitted and

they are just waiting for the reimbursement of the ESD grant so that it can move forward. Ms. Marrotto will provide an update to the Jones family.

The next item was National Grid. Mr. Romano shared that they continue to have regular meetings. The most recent update is that their schedule has moved out one year to 2027.

The next item was the promenade. With the transition of the property Mr. Romano will work with the team on the removal of the temporary fencing.

Old/Other Business: Mr. Thomas shared that in conjunction with the Greater Utica Chamber of Commerce a grand opening of the promenade is scheduled for June 5. More details will be shared as it gets closer to the event.

Mr. Romano shared that professional services agreements in support of both the DANY and Canal Corporation grants will be presented at the May meeting.

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