

**UTICA HARBOR POINT DEVELOPMENT CORPORATION**

**MEETING MINUTES – July 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 as well as via WebEx. Present at the meeting were members President, Vin Gilroy, Brian Thomas, Councilman Jack LoMedico, Bob Calli, Evon Ervin and Shaun Kaleta. Alicia Dicks was present via WebEx. Also present were Jack Spaeth and Paul Romano. Others present were Sal Borruso. Bob Murray, Melanie Marotto and Lisa Nagle were present via WebEx. The meeting was called to order at 4:06PM by Board President Vin Gilroy.

The first item on the agenda was approval of the Board minutes for the June 18, 2025 meeting. On a motion by Mr. LoMedico, seconded by Ms. Ervin, the Board approved the minutes of the meeting.

**Mohawk Valley Garden LOI** – Mr. Murray ran through the LOI as well as Exhibits A and B that describe each phase of the adjacent parcel and the 1933 Building. It was also noted about grant contingencies if grants are not received.

Mr Calli made a motion, seconded by Mr. LoMedico to accept the LOI and to have Mr. Gilroy execute same. All in favor.

**DASNY Grant Resolution**

The DASNY/CREST grant is for \$1.5M for work on Parcel 1 for MVG. Submittals will need to be provided to NYS and Mr. Romano described the work to be performed.

Mr Calli made a motion, seconded by Mr. LoMedico to approve the DASNY/CREST resolution. All in favor.

**Consultant Agreements for DASNY and Canal Corp Grants**

Mr. Romano explained the consultants to be participating on the work to be performed.

EM Structural – will perform design work for property adjacent to the 1933 Building at a cost of

\$30,000. Mr. Thomas made a motion, seconded by Ms. Ervin to approve EM Structural. All in favor.

Ramboll Americas Engineering – will perform construction oversight to include water, sewer and utilities, and environmental clean-up and minor demo at a cost of \$189,880.

Work should start in 3Q of 2025 and both of these work sets are covered under the DASNY grant. Mr. Calli made a motion, seconded by Mr. LoMedico to approve Ramboll Americas Engineering. All in favor.

**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. Dave Bonacci (architect) is now working with Mr. Borruso on the project. The project is guesstimated to cost \$2.0M and the facility will be used for casual/family dining and banquets. While letters of interest have been submitted to this group, it was suggested that a formal letter of intent be drafted by an attorney and submitted to the LDC for consideration.

### **Project Updates**

**Jones Chemical** – Mr. Romano stated that interim financials be submitted to NYS to move the grant along so the LDC can purchase the Jones Chemical property.

**National Grid** – Meetings are held every month to discuss trail system easement and sub-station screening amongst other items.

**Mohawk Valley Gardens** – Discussion started regarding upcoming meetings and possible action items. Seeing that MVG wants to move forward with demo and construction the issue of MVG securing a building permit arose. While various City and Common Counsel approvals will still be needed, Mr. Calli made a motion, seconded by Mr. LoMedico to approve MVG to secure said permit prior to those City and Counsel approvals.

There being no further business before the Board, Mr. LoMedico made a motion to adjourn, seconded by Ms. Ervin at 5:00PM.