



Utica Harbor Point Development Corp.

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – February 15, 2023

A regular meeting of the Board of Directors of the Utica Harbor Point Development Corporation (the “LDC”) was held in the Urban and Economic Development Conference Room at City Hall and via conference call. Present at the meeting were members President Vin Gilroy, Councilman Joe Betrus, Steve DiMeo, Philip Sabarra, Jack LoMedico, Richard Fox, Mary Brown-DePass (conference line). Also present were Mayor Robert Palmieri, Lisa Nagle (conference line), Allison Damiano- DeTraglia, Paul Romano, Melanie Marotto (conference line), and Bob Murray (conference line). The meeting was called to order at 4:21PM by Board President Vin Gilroy.

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

Promenade: Mr. Romano presented the promenade plan to the board. It is anticipated that it will go out to bid around March 1 for construction to occur in 2023.

MVG: Ms. Nagle provided the update that MVG was not successful in their current grant application request, but have updated and resubmitted it. Still waiting on timing of the purchase sale agreement.

Real property acquisitions and dispositions:

New Parcel: Mr. Romano shared that he had a call with the buyer’s environmental consultant. It was a productive conversation Ms. Marotto shared that she had a positive call with the buyer’s counsel and that a call with the title attorney is scheduled for February 17. Buyer’s due diligence period is set to expire March 18, 2023.

DSA-1: Still waiting on revised letter of intent from buyer. President Gilroy asked Ms. Marotto to explore next steps if there is no action prior to the next board meeting.

Jones (Monarch) Chemical: Ms. Nagle shared that there has been no update since last month. Waiting for feedback from LDC appraiser on Jones appraisal.

National Grid: Conversations are continuing regarding a potential fee purchase or a long-term ground lease for parcels 7, 8, and 9. National Grid is currently reconciling appraisals on the property.

1917 Building Request for Expressions of Interest (RFEI) The team is working on development

of it.

There being no further business before the Board, President Gilroy closed the meeting at 5:27PM.