



VINCENT GILROY, JR.
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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – September 20, 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. Present at the meeting were members President Vin Gilroy, Councilman Joe Betrus, Brian Thomas, Evon Ervin, Philip Sabarra, Lou Parrotta, Richard Fox, and Jack LoMedico. Also present were, Mayor Robert Palmieri, Jack Spaeth, Tim Fitzgerald, Lisa Nagle, Allison Damiano-DeTraglia, Paul Romano, Melanie Marotto, Bob Murray, Salvatore Borruso, and Dominic Pavia. The meeting was called to order at 4:04PM by Board President Vin Gilroy.

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

Real property acquisitions and dispositions:

1917 Building Request for Expressions of Interest (RFEI): Mr. Borruso presented his proposal to the LDC. The concept is under development and is looking for the board to authorize the negotiation and execution of a letter of intent consistent with the RFEI response. Mr. Borruso is securing legal counsel on the project and will be reaching back out to the LDC regarding the letter of intent at the October meeting.

DSA-1-Lot #3 and Lot #5: Mr. Pavia shared a revised site plan and project description with the LDC. The project will continue to evolve. Mr. Pavia has asked the consultant team to review and share feedback with the project architect so a revised plan can be shared with the LDC in October.

Jones Chemical: President Gilroy shared that the requested price from the owner is different than the appraised value. The LDC discussed and President Gilroy will send an offer letter to the Jones Chemical owners to continue negotiations.

Mr. Romano shared that the team continues to have monthly meetings with National Grid’s design team specific to the substation relocation. Ideas for how to screen the substation have been shared with National Grid for consideration. Additional discussions are needed related to timeframe. President Gilroy has asked to join the next discussion.

Mr. Romano shared thanked those that were able to attend the site visit prior to the meeting to

review the work on the promenade. The work is scheduled for completion in November.

Mr. Romano updated the LDC that Mohawk Valley Garden has submitted a CFA application for first level renovations of the 1933 building. Expect to have a response in November.

President Gilroy shared that Mary Brown-DePass has submitted her resignation to the LDC. He thanked her for her work on the LDC board and shared his best wishes on behalf of the LDC

There being no further business before the Board, President Gilroy closed the meeting at 4:50PM.