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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – June 17, 2026

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. Present at the meeting were members President Vin Gilroy, Councilman Joe Betrus, Robert Calli, Brian Thomas, Evon Ervin, Shaun Kaleta, and Alicia Dicks (Webex). Also present were Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Lisa Nagle (Webex), and Bob Murray (Webex). The meeting was called to order at 4:03PM by Board President Vin Gilroy.

Councilman Betrus brought to the board’s attention a concern about a feral cat colony in the active public areas of the harbor. Mr. Spaeth will look into this with other City of Utica departments and address the movement of any structures to a more proper area, if needed.

The first item was approval of the Board minutes for the April 15, 2026 meeting. On a motion by Mr. Calli seconded by Mr. Kaleta and unanimously approved by all voting members, the Board approved the minutes of the April 15, 2026 meeting.

The next item was review of the focus for the updated 1917 building request for expressions of interest (RFEI). Ms. Nagle shared that the team will share a draft for review prior to the next LDC board meeting. Mr. Thomas shared that he will work to have a sign placed on the building noting the RFEI prior to the Independence Day celebration at Harbor Point on July 4.

The next item was project updates

Mohawk Valley Garden: Mr. Murray updated the board that the feasibility period ended on June 5, 2026, but there are a few remaining items to be completed prior to closing. Once these are completed, the buyer is ready to close. Mr. Calli made the resolution to amend the closing date under the Purchase and Sale Agreements so that the Closing shall occur no later than sixty (60) days after the latest to occur of: (i) the placement of certain easements on the Premises by the City of Utica; (ii) the receipt and approval of a commitment for title insurance; and (iii) final subdivision approval and recordation. This resolution was seconded by Mr. Thomas and unanimously approved by all voting members. The LDC has previously given President Gilroy authorization to work with counsel to

finalize the sale.

Jones (Monarch) Chemical: Mr. Thomas updated the board that the City of Utica Corporation Counsel office is working to finalize the materials to close on the property.

National Grid: Mr. Romano shared that conversations are continuing so that the boat launch can be built in the next construction season. They are currently working on a title/deed issue specific to a .46 acre parcel needed for the boat launch. The goal is to have the City of Utica purchase this parcel to complete the boat launch. The completion date for the movement of the substation is now 2028.

Canal Corporation Grant: Mr. Romano shared that the work is moving along. The plan is to bid for the work in September 2026 and the work will be completed into 2027.

President Gilroy asked about any preparation needed in advance of the Independence Day celebration at Harbor Point on July 4. Mr. Thomas shared that Mayor Galime is working with City of Utica police and fire departments for event security and no action is needed from the LDC.

There being no further business before the Board, Councilman Betrus made a motion to adjourn, which was seconded by Mr. Thomas and unanimously approved by all voting members at 4:31PM.