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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – October 15, 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 Joe Betrus, Shaun Kaleta, and Evon Ervin. Also present were Paul Romano, Allison Damiano-DeTraglia, Bob Murray (Webex) and Melanie Marotto (Webex). The meeting was called to order at 4:20PM by Board President Vin Gilroy.

The first item was approval of the Board minutes for the September 17, 2025 meeting. On a motion by Councilman Betrus seconded by Ms. Ervin and unanimously approved by all voting members, the Board approved the minutes of the September 17, 2025 meeting.

The next item was a resolution to send to bid the construction services for the Utica Harbor Waterfront Development Pad-Ready Improvements as outlined in DASNY grant project ID# 28443. The bid is to be advertised October 17, 2025, with the pre-bid meeting to be held at 11am at City Hall on October 27, 2025, with bids due November 13 2025 for a decision to be made at the November LDC meeting. On a motion by Mr. Kaleta seconded by Ms. Ervin and unanimously approved by all voting members, the Board approved the resolution to publish the bid.

The next item was an update on the line of credit from Adirondack Bank specific to the work to be completed as part of the DASNY grant. President Gilroy shared the letter from Adirondack Bank that the Utica Harbor Point Development Corporation has been approved for a \$1,500,000.00 commercial non-revolving line of credit. On a motion by Mr. Thomas seconded by Councilman Betrus and unanimously approved by all voting members, the Board provided their approval to President Gilroy to accept the commitment for the line of credit with Adirondack Bank.

The next item was project updates

1917 Building: There has been no update from Salvatore Borruso on an updated letter of interest. President Gilroy emailed him advising him what would be required in an updated letter of interest. On a motion by Mr. Thomas seconded by Ms. Ervin and unanimously approved by all voting

members, the Board approved Harris Beach Murtha drafting and sending to Mr. Borruso a letter containing all the requirements for an updated letter of intent as previously submitted by President Gilroy to Mr. Borruso and informing Mr. Borruso that if a fully responsive letter of intent is not received by President Gilroy by December 15, 2025, the board will terminate the preferred developer status of Mr. Borruso as the only respondent to the Request for Expressions of Interest (RFEI) to solicit interest from parties who may have an interest in acquiring the 1917 historic Utica Canal Terminal Warehouse, on August 17, 2023, and will solicit interest from other parties.

Jones (Monarch) Chemical: Mr. Romano shared that the purchase directly by the City of Utica is moving forward with City of Utica Corporation Counsel.

National Grid: Mr. Romano shared that conversations are continuing.

There being no further business before the Board, Councilman Betrus made a motion to adjourn, which was seconded by Ms. Ervin and unanimously approved by all voting members at 4:40PM.