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**CHAIRMAN**

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## **UTICA HARBOR POINT DEVELOPMENT CORPORATION**

### **MEETING MINUTES – January 21, 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, Phil Sbarra, and Shaun Kaleta. Also present were Jack Spaeth, Chris Lawrence, Lisa Nagle, Paul Romano, Allison Damiano-DeTraglia, Bob Murray (Webex) and Melanie Marotto (Webex). The meeting was called to order at 4:29PM by Board President Vin Gilroy.

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

The next item was an update on the bank agreements. President Gilroy updated the board that the DASNY grant is going to change in that it will be signed directly with Mohawk Valley Garden instead of the Utica Harbor Point LDC. Consequently, the line of credit with Adirondack Bank is no longer needed. In addition, with the change to the DASNY grant, Mohawk Valley Garden is going to move forward and expedite the purchase of the 1933 building, so the loan with Bank of Utica might not be needed. President Gilroy will update the bank contacts.

The next item was project updates

Mohawk Valley Garden: Ms. Marotto updated the board that she is working with Mohawk Valley Garden’s counsel to update the purchase and sale agreement to remove references to the DASNY grant. They are looking to expedite the closing. The LDC has previously given President Gilroy authorization to work with counsel to finalize the sale.

1917 Building: Ms. Nagle and Mr. Romano recommended that the LDC issue a new RFEI for development of the 1917 building, providing exactly the types of development they wish to see in the building such as a vendor/outfitter for canoes and kayaks and possibly a seasonal brewery. It could be left open if the developer would purchase the building or if the LDC would retain ownership. There was discussion about the welcome center and the recommendation is that it would be best to construct a

new building instead of using the 1917 building, especially due to the need to construct public bathrooms within the welcome center. Mr. Romano shared that now that the City of Utica has control of the promenade property they can apply for funding of the construction of the welcome center. President Gilroy asked Mr. Kaleta to help connect him with the Oneida County Tourism office to gauge their interest in helping to support a welcome center. The LDC liked the idea of a new RFEI and asked that they share a draft with the LDC at the February meeting.

Jones (Monarch) Chemical: No update from the City of Utica Corporation Counsel office.

National Grid: Mr. Romano shared that conversations are continuing so that the boat launch can be built in the next construction season. He will share drawings at the February meeting. President Gilroy suggested the LDC start thinking about the next opportunities with National Grid once the boat launch is done, the trails are in, and the substation has been moved, so conversations can be started.

There being no further business before the Board, Councilman Betrus made a motion to adjourn, which was seconded by Mr. Sbarra and unanimously approved by all voting members at 4:52PM.