UTICA HARBOR POINT

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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – October 29, 2026

A special 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, Alicia Dicks, Shaun Kaleta, Phil Sabarra, and James Carbone. Also present were Mayor Michael Galime, Robert Esche, Paul Romano, Allison Damiano-DeTraglia, Melanie Marotto (Webex) and Bob Murray (Webex). The meeting was called to order at 4:06PM by Board President Vin Gilroy.

Mayor Galime introduced James Carbone as a new LDC member.

The item for discussion was an amendment to the purchase and sale agreement (PSA) with Mohawk Valley Garden (MVG). Mr. Murray updated the Board on the current finances of the corporation and the last amendment passed by the board on August 19, 2026. Councilman Betrus made a motion to cancel the amendment made on August 19, 2026, and amend the purchase and sale agreement with Mohawk Valley Garden to remove the reimbursement of the engineering costs of $125,576.67 as a condition of closing, and instead execute an amendment for payment of the costs as a post-Closing obligation of Purchaser and to permit Utica Harbor Point Development Corporation (UHPDC) to deliver to Mohawk Valley Garden the work product completed by the engineers to-date. The motion was seconded by Mr. Kaleta and approved by all voting members. Ms. Marotto updated the Board that there are still some remaining items before MVG can close on the property including (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. The team is working to complete these items and move to closing.

Mr. Esche shared construction drawings with the LDC and his plans to begin work in Q1 2027.

Mr. Thomas updated the Board on the sign concepts for the Harbor. He shared four concepts and the board discussed and asked Mr. Thomas to go back to his team and ask for some additional options that were more modern, contained color, were the appropriate size for the area, and would integrate with the signage being developed by MVG. Mr. Esche shared that he would also ask his team

to provide some concept for consideration.

There being no further business before the Board, Mr. Sbarra made a motion to adjourn, which was seconded by Mr. Kaleta and unanimously approved by all voting members at 4:30PM.