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UTICA HARBOR POINT DEVELOPMENT CORPORATION

MEETING MINUTES – April 15, 2026

A regular meeting of the Board of Directors of the Utica Harbor Point Development Corporation (the “LDC”) was held in the Utica Common Council Chambers at City Hall. Present at the meeting were members Phil Sbarra, Councilman Joe Betrus, Robert Calli, Brian Thomas, Richard Fox, and Shaun Kaleta. Also present were Jack Spaeth, Paul Romano, Allison Damiano-DeTraglia, Tim Fitzgerald, Laura Cohen, Lisa Nagle (phone), Bob Murray (phone) and Melanie Marotto (phone). The meeting was called to order at 4:09PM by Board Vice President Phil Sbarra.

The first item was approval of the Board minutes for the January 21, 2026 meeting. On a motion by Councilman Betrus seconded by Mr. Calli and unanimously approved by all voting members, the Board approved the minutes of the January 21, 2026 meeting.

The next item was review of a new consultant team agreement. Mr. Romano reviewed the document with the team that it is related to the following items: Utica Harbor Welcome Center: schematic design, Utica Harbor Commons conceptual design, and development of the 1917 building request for expressions of interest (RFEI). The total amount of the contract is \$30,580 to be completed by June 30, 2026. Mr. Kaleta and Mr. Thomas asked that the consultant team look at possible relocation of the former Oneida County Tourism building as one of the Welcome Center Options. On a motion by Councilman Betrus seconded by Mr. Kaleta and unanimously approved by all voting members, the Board approved the consultant team agreement.

The next item was review of the 2026-2027 budget. Mr. Spaeth reviewed the budget with the LDC. On a motion by Mr. Calli seconded by Mr. Thomas and unanimously approved by all voting members, the Board approved the 2026-2027 budget.

The next item was review of the focus for the updated 1917 building request for expressions of interest (RFEI). Mr. Romano reviewed with the team what was the focus of the last RFEI when distributed in 2023 and asked the LDC for items to consider now. Mr. Calli shared to keep the request global and not very specific to allow different ideas. Mr. Kaleta recommended adding in information about specific items such as marine services, food and beverage and small retail/gift shop supporting

local businesses. It was also discussed being open to a lease instead of a purchase of the property. Ms. Nagle shared that the team will revise and share and updated document at the next meeting.

The next item was project updates

Mohawk Valley Garden: Ms. Marotto updated the board that Canal Corporation has signed off on the standstill agreement, so that Mohawk Valley Garden can move forward. She is working with Mohawk Valley Garden's counsel to schedule the closing. Ms. Marotto noted the feasibility period ends on June 5, 2026. From that point, the closing is to occur within 30 days of that deadline or the LDC board may terminate the agreement after 30 days of notice. President Gilroy will reach out to Mohawk Valley Garden for a status. The LDC has previously given President Gilroy authorization to work with counsel to finalize the sale.

Jones (Monarch) Chemical: No update from the City of Utica Corporation Counsel office. Mr. Thomas will follow up for an update.

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. They are working with a surveyor on it. The goal is to have the City of Utica purchase this parcel to complete the boat launch.

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

Laura Cohen shared information about the upcoming Utica and Rome canal race planned for September 19, 2026. It will start at Bellamy Harbor in Rome and end at Utica Harbor Point with a post-race party. Registration will be open in May. Additional details will be shared as it gets closer to the event.

There being no further business before the Board, Mr. Thomas made a motion to adjourn, which was seconded by Councilman Betrus and unanimously approved by all voting members at 4:42PM.