



# HERKIMER COUNTY

## Industrial Development Agency

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### MINUTES

June 26, 2018

#### STAFF

JOHN J. PISECK, JR.  
Executive Director

STACEY J. HOLLERAN  
Office Manager

### **Herkimer County Industrial Development Agency Board of Directors Meeting at the Herkimer County Chamber of Commerce Conference Room, 420 E. German Street, Herkimer, 8:00 AM.**

#### BOARD OF DIRECTORS

VINCENT J. BONO  
Chairman

DAVID M. CHLUS  
Vice Chairman

JOHN SCARANO  
Secretary

MICHAEL WERENCZAK  
Treasurer

CORY ALBRECHT  
Director

DANIEL B. REARDON  
Director

CATHERINE RICCI  
Director

**Members Present:** Vincent (Jim) Bono, David Chlus, Catherine (Cate) Ricci, John Scarano, Michael Werenczak

**Members Absent:** Cory Albrecht, Daniel Reardon

**Also Present:** Bernard Peplinski, James Wallace, Jon Putnam, Marc Barraco, Cassidy Lape, John Piseck, and Stacey Holleran

After the Pledge of Allegiance and introduction of all present, Chairman Jim Bono called the meeting to order at 8:00 AM.

A moment of silence was respectfully offered to acknowledge the recent passing of Mr. J. Keith Davy. Mr. Davy served on the board for 21 years and as its chairman for 15 years.

**Minutes:** The minutes of the regular board meeting of May 29, 2018 were offered for review. **Cate Ricci moved, seconded by John Scarano, to approve minutes as presented.** Motion carried.

**Financial Reports:** The following financial reports were offered for review and approval: May Operating Account, Account Balances, and RLF Status. **Mike Werenczak moved, seconded by Cate Ricci, to approve all financial reports as presented.** Motion carried.

John Piseck reported that he received notification of a \$250,000 grant award from Assemblyman Brindisi to assist with the additional power needs and cul-de-sac at the Frankfort 5S South Business Park.

**Manheim Business Park** – John has been working with Gehring Tricot, an established business, on a potential project to build a warehouse. John has also reached out to the USDA regarding possible funding available to assist with improvements at the park. The Town of Manheim and the Village of Dolgeville are on board with the project.

Mr. Jon Putnam of GHD was present and gave an update on his assessment to date. The town and village will start process over (originally started process in 2000) regarding forming a sewer and water district. The town will be sending an RFP to help prepare district and maybe planner report.

“This institution is an equal opportunity provider, employer and lender.”

They will be looking for our input. We have done similar with O'Brien & Gere in 2000. The IDA hired Ward Associates back then to do layout of park.

Jon Putnam is working on topo map. Mr. Putnam has also met with the Village of Dolgeville and is collecting information on waste and other data. There is a possibility they have a leak in their system.

The park is zoned for meat processing. A geological study will need to be done. Mr. Putnam will provide information to help prepare an RFP. It is most likely that there will be a need for a water tank at the park.

John Piseck is working on developing CFA's for Manheim Business Park Development, Gehring Tricot warehouse project, and water, sewer and water tower.

**The Naked Moose, LLC** – An application was approved by the Loan Committee for a loan from the Small Business RLF 2-2-2 program and was presented to the board for final review and approval. The proceeds of the loan will be used to purchase equipment to make confections to increase revenues at this Old Forge business. **John Scarano moved, seconded by Cate Ricci, to approve a loan from the Butler fund to The Naked Moose, LLC in the amount of \$1,945, a grant in the amount of \$1,945. Proof of owner injection of \$1,945 is required. The term of the loan will be 24 months at 2% interest rate. A blanket security lien along with the personal guarantee of Mr. Patrick R. Russell will be required. The motion carried.**

**Agricultural Development Council** – Intern Cassidy Lape gave an update on the initial meeting scheduled for July 18, 2018 at 9:00 AM at Herkimer College. Close to 300 invitations have been sent out.

**Frankfort 5S South Business Park**- The Agency has been informed there is additional cost associated with the cul-de-sac for an 8 ft. by 40 ft. wide asphalt commercial driveway apron for Heidelberg. **John Scarano moved, seconded by Cate Ricci to approve payment up to \$2,996.00 for the additional work to be done. Motion carried.**

Mark Nagele of the County Highway Department has informed the Agency that it was discovered that five water valves were buried. **Cate Ricci moved, seconded by Mike Werenczak, to approve payment up to \$1,000 to extend the water valves that were covered. Motion carried.**

Jim Bono said several took a tour of the Tractor Supply facility recently. They are expecting to be bringing product in by October and sending product out by next February.

**Schuyler Business Park** – Mr. Piseck has been working with a company interested in the available property at the park.

- In order to move forward a wetland study is recommended. **Mike Werenczak moved, seconded by Cate Ricci to authorize the Agency accept a proposal dated June 19, 2018 for wetland services by Terrestrial Environmental Specialists, Inc. at a cost not to exceed \$7,600.00. Motion carried.**

- Also a wetland delineation survey is recommended. **Cate Ricci moved, seconded by David Chlus to authorize the Agency to accept a proposal dated June 21, 2018 for a Wetland Delineation Survey by Ianuzi & Romans Land Surveying, P.C. at a cost not to \$2,500.00 (regular rate). Motion Carried.**

**EPA Community-wide Assessment Grant** – Mr. Piseck recently attended a very informative NYS Redevelopment Summit: Key to Successful Brownfield Redevelopment in 2018 and Beyond. He has learned that the agency will have to go out to bid to meet EPA guidelines for the work to be performed for the recent grant award.

**Field of Dreams** – Anthony Hallak advised that the property is in foreclosure and he has been working with all parties involved. Adirondack Bank has first mortgage, SBA has second mortgage. There is a buyer interested. **David Chlus moved, seconded by Mike Werenczak to authorize the agency’s counsel, Anthony Hallak, to negotiate the best settlement to recoup as much as possible of the approximately \$111,000 due to the Agency. Mr. Hallak will keep the Executive Director informed. Motion carried.**

**Other:** John Piseck reported the following:

- The Fuze Hub event is scheduled for June 28<sup>th</sup> from 8:00 AM to 3:00 PM at Herkimer College. There is also a reception on the 27<sup>th</sup> from 5:00 PM to 7:00 PM. John requested all board members attend both days.
- Working with Senator Seward on a request for a Microenterprise Grant
- Working with developers of the previous Union Tool site in Frankfort
- Mr. Piseck thanked Marc Barraco from the Governor’s office for attending today’s meeting.
- Had opportunity to speak about economic development in Herkimer County at View in Old Forge and only one person attended

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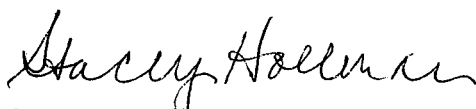
**Executive Session** – **David Chlus moved, seconded by Cate Ricci, to enter into executive session at 8:43 AM to discuss litigation regarding Village of Herkimer. Motion carried.** All board members, Bernard Peplinski, Jim Wallace, John Piseck and Stacey Holleran, Cassidy Lape were invited to stay.

**John Scarano moved, seconded by Cate Ricci, to end executive session at 8:58 AM.**

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**A motion to adjourn was made by Cate Ricci, seconded by John Scarano.** The meeting adjourned at 8:59 AM.

Respectfully submitted,



Stacey J. Holleran  
Office Manager