



MINUTES

December 27, 2018

Herkimer County Industrial Development Agency Board of Directors Meeting held at the Frankfort Village Town Hall, 201 Third Avenue, Frankfort, NY 13340.

STAFF

JOHN J. PISECK, JR.
Executive Director

STACEY J. HOLLERAN
Office Manager

AMANDA WELLINGTON
Administrative Assistant

After the Pledge of Allegiance, Chairman V. Jim Bono called the meeting to order at 8:10 AM.

The following members answered the roll call: Vincent (Jim) Bono, David Chlus, Cory Albrecht, Catherine (Cate) Ricci, Daniel Reardon, and Michael Werenczak. Quorum present.

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 Absent: John Scarano; **Staff Present:** John Piseck, Amanda Wellington, Stacey Holleran

Also Present: Bernard Peplinski, James Wallace, Anthony Hallak, Michelle Kennedy, Bill Maxim, Bob Hollum, Kurt Ackerman, Glenn Asnoe, Marianne Buttenschon, Terrance Gilbert

Minutes: The minutes of the regular board meeting of November 27, 2018 meeting were offered for review. **Catherine (Cate) Ricci moved, seconded by Cory Albrecht, to approve minutes as presented. Motion carried.**

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

Election of Officers:

Cate Ricci moved, seconded by Dan Reardon to retain the following officers and Committees for 2019:

- **Vincent J. Bono as Chairman**
- **David Chlus as Vice-Chairman**
- **John Scarano as Secretary**
- **Mike Werenczak as Treasurer**
- **Stacey Holleran as Assistant Secretary/Treasurer**
- **Revolving Loan Fund Committee – Bono, Chlus, Scarano**
- **Audit and Governance Committee – Board as a Whole**
- **Finance Committee - Board as a Whole**
- **Marketing Committee – Chlus, Scarano**

There are no other nominations. The motion carried.

Frankfort 5S South BP - Country Mile – Ron Testa stated there were issues with the road. The issues need to be fixed before we dedicate the road to the Town. The road can't be fixed until spring when the weather warms up.

Purchasing Policy – A proposed amendment has been provided and also published on the Agency's website for consideration. The Agency's attorney incorporated state mandated changes. A resolution to adopt the amended policy will be considered at the January 2019 board meeting.

Manheim Business Park – The IDA received \$1.8 million CFA to assist with construction of a 50,000 square foot building and water tower. Mr. Piseck has been working closely with the Town of Manheim, the Village of Dolgeville and all parties involved. He is also pursuing other possible funding.

Schuyler Business Park – There are currently developers interested in the Schuyler Business Park.

Other Projects

- Registered for Trade Show in February for the International Production & Processing Expo. Applying for a National Grid grant to pay for half of the travel, hotel, and registration fee.
- There will be a Cheese Trail Meeting on January 9th, 2019 to discuss the furthering of a Cheese Trail.
- The Salisbury Ridge Runners Snowmobile Club has informed the Agency they have a new trail going around the Manheim Business Park, so they won't be going the property any longer.
- Amanda attended a Quickbooks training session on December 11th, 2018.
- Site Selectors three-day visit to region went very well. As soon as available Mr. Piseck will provide report.
- Will be attending the NYS EDC Legislative Conference January 16-17.
- Will be attending NYS Beef Association Trade Show in Syracuse January 18-19.
- IDA vs. Village of Herkimer Arguments to the Court of Appeal will be January 16th, 2019. A link to watch live is available.
- A meeting with Tractor Supply is scheduled for 1/15/19.
- A public hearing date will be set for Higby Gold.
- Thinking of implementing a mentoring program for young adults (16-24) with anyone who receives benefits from the IDA.

Maple Crest Golf Course – Mr. Piseck received a loan application requesting assistance for major renovations to the interior of the club house at the Maple Crest Golf Course, recently purchase by Mr. James Allen. Plans include to open the facility for year round use. Due to time constraints, it was requested that contingent upon review and approval of the RLF Committee, the full board consider approval to pass the application on to the Mohawk Valley Economic Development District (MVEDD) to utilize Title IX funds dedicated to Herkimer County.

Michael Werenczak moved, seconded by Cate Ricci, to approve a loan in the amount of \$125,000 from the funds available to Herkimer County through the Title IX Loan Fund administered by the MVEDD. This approval is contingent on approval of the Agency's RLF Committee and the MVEDD Title IX RLF Committee. Motion carried.

Tractor Supply Company – Dan Reardon moved, seconded by Cate Ricci, to approve a request that the authority of Tractor Supply Company to act as agent of the Herkimer County Industrial Development Agency which currently expires on December 31, 2018, be extended through February 28, 2019. Motion carried.

Executive Session – Cate Ricci moved, seconded by Mike Werenczak, to enter into executive session at 8:35 AM to discuss current litigation and proposed acquisition. Motion carried. All board members, Bob Hollum, Kurt Ackerman, Bernard Peplinski, Tony Hallak, John Piseck, Amanda Wellington, and Stacey Holleran, were invited to stay.

David Chlus moved, seconded by Dan Reardon, to authorize the Executive Director to enter into a contract for the purchase of approximately 164.5 acres for \$950,000.00 adjacent to the Schuyler Business Park. In addition to the purchase price, authorization of a mitigation fee to compensate seller for its expenses relating to preparation, planting and lost profit for up to \$210,000 over three years is authorized. Motion carried.

Mike Werenczak moved, seconded by Cate Ricci to end Executive Session at 9:08 AM.

David Chlus moved, seconded by Mike Werenczak to adjourn the meeting at 9:09 AM.

Respectfully submitted,



Stacey J. Holleran
Office Manager