



MINUTES

July 30, 2019

STAFF

JOHN J. PISECK, JR.
Executive Director

STACEY J. HOLLERAN
Office Manager

VICTORIA L. ADAMS
Administrative Assistant

BOARD OF DIRECTORS

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Director

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Director

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Director

Herkimer County Industrial Development Agency Board of Directors Regular Meeting held at the Herkimer County Industrial Development Agency Office, 420 E. German Street, Suite 101A, Herkimer, NY 13350.

After the Pledge of Allegiance, Chairman Vincent (Jim) Bono called the meeting to order at 8:00 AM.

The following members answered the roll call: Vincent (Jim) Bono, Cory Albrecht, John Scarano, and Michael Werenczak. Quorum present.

Members Absent: Catherine (Cate) Ricci

Staff Present: John Piseck, Stacey Holleran, Victoria Adams

Also Present: Peter Manno, Bob Hollum, Bernard Peplinski

Minutes: The minutes of the following board meetings were offered for review: June 20, 2019 Regular Meeting; July 10, 2019 Public Hearing (Little Falls Solar, LLC); and July 22, 2019 Public Hearing (Old Forge Properties DBA Enchanted Forest Water Safari). **Cory Albrecht moved, seconded by Michael Werenczak to approve presented minutes. Motion Carried.**

Financial Reports: The following financial reports were offered for review and approval: 2019 June Operating Report, Operating Account, Account Balances, Small Cities/GOSC/IRP/Lease Balance and payment status. Mr. Piseck stated that the IDA is in a good financial position. All loans are current. The IDA will receive administrative fees from several upcoming projects including a CDBG Grant with Herkimer County, a CDBG grant with Tractor Supply Company, the two ongoing Little Falls Solar Projects, and Enchanted Forest Water Safari. **Cory Albrecht moved, seconded by John Scarano, to approve all financial reports as presented. Motion Carried.**

Acceptance of resignation from Daniel Reardon: Mr. Daniel Reardon tendered his resignation as an IDA board member. A letter will be sent to Mr. Reardon thanking him for his dedication, and contributions to the IDA. At an upcoming Herkimer County Planning and Development Meeting, the open position will be discussed and the position will be posted. The position is expected to be filled at the upcoming Herkimer County Legislature Meeting on August 7, 2019. The IDA is actively searching for a more diverse member to join the board, possibly a member with a banking background. The board members were advised that if they would like to submit anyone for consideration, they are more than welcome to do so. **Michael Werenczak moved, seconded by David Chlus, to accept with regret the resignation of board member, Daniel Reardon. Motion Carried.**

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

David Chlus entered the meeting at 8:04 AM.

Microenterprise CFA Support: Mr. Piseck emailed board members to gain their support of an application for the Micro-Enterprise Grant Program through the CFA Process in order to submit the application prior to the deadline. The IDA will request \$200,000 from the CDBG, which requires a 10% match of \$20,000, which would come from the IDA. **Cory Albrecht moved, seconded by Michael Werenczak, to accept a 10% match of funds for the Microenterprise Grant Program. Motion Carried.**

Schuyler Business Park – Emrich Land Surveying: Mr. Piseck learned that a survey is required for the conservation easement at the Schuyler Business Park. Papers were not filed properly by the town of Schuyler as the property was listed under the ownership of Herkimer County, not the IDA. Mr. Piseck is working to get this issue resolved. **John Scarano moved, seconded by Michael Werenczak to approve payment of \$3,000 to Emrich Land Surveying for the Survey of Conservation Easement at the Schuyler Business Park. Motion Carried.**

Tractor Supply Company – Water Tower: As part of the original agreement with Tractor Supply Company, the IDA agreed to supply Tractor Supply with a water tank for water suppression. Now that the project has been completed, there is a short fall in funds of \$146,787.10. Herkimer County committed \$2,064.423 to support some of the upgrades. Funds were also received in the amount of \$750,000 from Senator Seward, and \$125,000 from Assemblyman Brindisi for the upgrades. Mr. Piseck suggested that the shortfall be split between Herkimer County and the IDA, each paying \$73,393.55. **John Scarano moved, seconded by Cory Albrecht to approve payment of \$73,393.55 to Tractor Supply Company for the short fall. Motion Carried.**

Joint CFA – MVEDGE and IDA: MVEDGE and the IDA are partnering on a Consolidated Funding Application to obtain funds for various studies on a site in Boonville, as well as the Duofold Site in Ilion. If awarded, various studies would be conducted on each site to solidify growth and to move forward with development on both of the sites. **Cory Albrecht moved, seconded by Michael Werenczak, to approve submittal of the joint application. Motion Carried.**

Title IX Loan Application – Shaun Cacciatore – Primo's Pizzeria: Shaun Cacciatore has applied for Title IX funds to move his current business into a new location formerly known as the Moose Club, Barringer Road, Ilion. The application has been approved by the IDA loan committee; however, Mr. Piseck is concerned Mr. Cacciatore may not be able to obtain a liquor license based on the proximity of the property to the Barringer Road School. Mr. Piseck suggested a letter be provided by Mr. Cacciatore stating that a liquor license can be acquired by the business owner for the new location. **Cory Albrecht moved, seconded by John Scarano, to approve the application for Shaun Cacciatore (Primo's Pizzeria) contingent upon receipt of acceptable proof that a liquor license can be given to the business owner at this location. Motion Carried.**

Small Business RLF 2-2-2 Application (Timothy Day): Improvements have been completed by Timothy Day at 37 Central Plaza in Ilion. Improvements were made to accommodate offices, bathroom facilities, handicap access, and new heating and air conditioning. The RLF Committee has approved the application and the application is to be forwarded to Empire State Development for their final approval as well. **David Chlus moved, seconded by Michael Werenczak to approve the application submitted by Mr. Day. Motion Carried.**

NYS EDC IDA Academy: New York State Economic Development Council is hosting an IDA Academy on September 10, 2019 at Genesee Community College in Batavia, NY. Mr. Piseck requested approval for himself, Stacey Holleran, and Victoria Adams to attend the Academy at a cost of \$75 per person. Mr. Piseck stated that this would be a great way to learn more about the IDA processes from industry experts, including representatives from the Office of the State Comptroller and the Authorities Budget Office. Board Members were invited to attend as well. **Cory Albrecht moved, seconded by John Scarano, to approve staff attendance at the NYS EDC IDA Academy. Motion Carried.**

Brownfield 2019: A Brownfield 2019 Seminar will be held in Los Angeles, California on December 10-13, 2019. It has been strongly suggested by the EPA Grant Project Manager that Mr. Piseck attend the seminar. The cost of the seminar would be covered by the EPA Grant; however, Mr. Piseck would like to reach out to National Grid to request funding from them as well, as not to take all funds away from the grant. At the seminar, Mr. Piseck would pitch the Duofold site to approximately 1500 developers. **John Scarano moved, seconded by Cory Albrecht, to approve Mr. Piseck's attendance to the Brownfield 2019 Seminar in Los Angeles, California. Motion Carried.**

Additionally, Mr. Piseck spoke about the Brownfields Outreach Meeting held at Herkimer County Community College on July 23, 2019. Public outreach is part of the requirements for the EPA Grant, but more importantly, it is also a great way to bring attention to the brownfield properties and keep momentum going.

IPAD Purchase: Mr. Piseck requested approval to purchase an iPad for IDA use. He would like to be able to streamline presentations and information shown to prospective developers. **John Scarano moved, seconded by Michael Werenczak, to approve the purchase of an iPad, with the cost up to \$1,000. Motion Carried.**

Old Forge Properties, DBA Enchanted Forest Water Safari: Old Forge Properties DBA Enchanted Forest Water Safari has been awarded \$500,000 in out of cycle funds from Empire State Development to assist with their 2.8-million-dollar renovation and addition project. Mr. Piseck requested approval to provide the company with ST-60s for their contractors and subcontractors to make tax exempt purchases for improvements. The company would need to move forward with construction as soon as possible to complete renovations prior to the change in weather. **John Scarano moved, seconded by Michael Werenczak, to approve providing Old Forge Properties DBA Enchanted Forest Water Safari with ST-60's prior to receiving closing documents. Motion Carried.**

Project Updates / Other Business:

Frankfort 5S South Business Park: Construction has begun on the Adirondack Food & Fuel Site. The projected date of completion is November 1, 2019 for fuel services only. JBF Stainless has allowed ADK Food & Fuel to use their land for displaced dirt, to be cleaned up after construction. Mr. Piseck is having ongoing discussions about the water runoff flow with H&M and Tractor Supply in order to correct the issues prior to being transferred to the Town of Frankfort. Heidelberg is expanding, and JBF Stainless is expected to begin an expansion early next year. Karin Piseck will host a job fair once said expansions have been completed.

Manheim Business Park: At a recent meeting, the Village of Dolgeville passed a resolution to allow water and sewer at the Manheim Business Park. The Town now has to decide if they are going to support the

resolution as well. The County will need to form a sewer authority to oversee the districts' sewer system.

Schuyler Business Park Expansion: Mr. Piseck and Mr. Bono took a potential developer to the park. The developer is interested in another location as well. Once the Conservational Easement is done on the parcel, Mr. Piseck can continue talks with the potential developer to possibly move forward.

Little Falls Solar I, LLC and Little Falls Solar: The attorney for the Little Falls Solar I, LLC project did not specify a decommissioning plan for the project, so the IDA has added a plan to the contract. This project should be able to close in the near future. Mr. Piseck received a call from the sales manager about contacting local businesses; however Mr. Piseck did not want to list names until the project has officially closed.

EDF Solar: In a recent meeting with a member of EDF Solar, a proposed solar project was discussed for the Towns of Litchfield and Columbia. The project would be approximately 2.8 million dollars and would encompass 2100 acres of land. The solar site would be the largest east of the Mississippi River. The Agency is using Wladis Law Firm as the attorney on this project. The agency would not want to deviate from the 1% agency fee, however would be willing to adjust the parameters of the PILOT program to show good faith for the project. Approximately 300 temporary jobs would be created for construction of the solar site, and up to 10 full time maintenance positions to maintain the land. The IDA will work to obtain support letters for this project from local politicians and Town Supervisors.

Water Transmission Line: The IDA is taking the lead on a new water transmission line which is proposed to run from Schuyler to Herkimer. A meeting is scheduled to take place on Friday, August 2, 2019 to discuss the next steps in getting pipe in the ground. Mohawk Valley Water Authority will take over ownership once the project is completed.

Park Tour: IDA Employees will be touring business parks owned by the IDA on August 14, 2019. Board members and guests were invited to attend.

Green Wave Salvage & Recycling LLC: Green Wave Salvage & Recycling LLC contacted Mr. Piseck about the purchase of a shredder that will increase their capacity. They are also interested in placing a spur at the railroad on their property to have as a secondary business. This will decrease shipment costs to local businesses and manufacturers, since the trains will be able to derail at the Green Wave site, opposed to going to Syracuse.

Executive Session: John Scarano moved, seconded by Cory Albrecht to enter into executive session at 8:53 AM to discuss property acquisition and current litigations. Board members, Bono, Scarano, Chlus, Werenczak, and Albrecht were invited to stay along with Peter Manno, Bob Hollum, Bernard Peplinski, John Piseck, Stacey Holleran, and Victoria Adams.

John Scarano moved, seconded by Michael Werenczak, to end Executive Session at 9:12 AM. Motion Carried.

Mr. Piseck discussed a recent article on the rankings of different states on their economic growth. He stated that New York is not as low as many would think. Cybersecurity has the highest growth in New York State, as well as solar power. Local officials need to think more outside the box on what can potentially be brought into the area. Cybersecurity may be a great option for the Duofold Site.

Being no other business, John Scarano moved, seconded by Michael Werenczak to adjourn at 9:19 AM. Motion Carried.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Victoria Adams". The signature is fluid and cursive, with a large initial "V" and a stylized "A".

Victoria Adams
Administrative Assistant