

Herkimer County Industrial Development Agency

2024 Operations & Accomplishments

About the Agency:

The Herkimer County Industrial Development Agency is a public benefit corporation created by the Herkimer County Legislature under the New York State Industrial Development Agency Act of 1969. The mission of the Agency is to deliver economic incentives to business and industry to diversify and strengthen Herkimer County's tax base and enhance community vitality by supporting job creation, housing, business and industrial development and community revitalization. We strive to develop the local economy in an organized, sustainable, and environmentally beneficial manner.

The Agency has a volunteer seven-member board of directors appointed by the Herkimer County Legislature, the Board of Directors appoints the Chief Executive Officer (CEO) and the CEO recommends staff positions to the Board of Directors for approval. The Agency is supported financially by loan fund programs, project and administrative fees, and funding from Herkimer County. As of 12/31/2024 the operating staff consisted of John J. Piseck, Jr., CEO; Victoria Adams, Operations Manager; Jennifer Young, Administrative Assistant; and Erin Spina, Marketing & Communications Specialist.

The Agency acts as a coordinating organization for a variety of different loan and corporate financing programs offered by local, regional, state and federal agencies. These programs are used to assist eligible businesses with projects to create and or retain jobs. The Agency keeps abreast of the various programs that are available from these sources and acts in an advisory and administrative capacity to Herkimer County municipalities and businesses. Consistent with the Governor's plan for renewable energy projects, the agency is working on several throughout the county.

The Agency is also authorized to offer certain incentives to businesses that are making investments in Herkimer County which will lead to the creation and or retention of jobs. These incentives include access to tax-exempt industrial revenue bond financing; exemption from sales taxes of the purchases of materials used in the construction and equipping of a facility; and a "payment in lieu of taxes" agreement (PILOT) on exempted real property taxes.

The Agency retains general counsel for the purpose of advising and rendering opinions to the officers and Board as to all legal matters relating to administration, operations and financings of the Agency. Counsel shall draft and/or examine and review Agency forms, contracts or other documents for compliance, as necessary.

The Agency has interest in six business parks located throughout Herkimer County and is responsible for marketing and overseeing economic development projects within these parks, as follows:

- Frankfort 5S South Business Park (200 acres, at 100% capacity)
- Frankfort 5S North Business Park (36 acres, at 100% capacity)
- Schuyler Business Park (99 acres at 95% capacity; 5% under contract)
- Schuyler Business Park Expansion of 188 acres; development of infrastructure is in process; if ongoing negotiations are successful, the park will be at 100% capacity

- Manheim Business Park (30 acres, marketing efforts are ongoing)
- West Frankfort Industrial Park (60 acres, at 100% capacity)
- Four Corners Business Park (76 acres, 0% capacity, marketing efforts are ongoing)

The Agency consistently seeks out funding sources as needed to assist with and complete certain economic development projects.

The Agency operates in accordance with the policies and procedures required by the New York State Public Authority Reform Act, and continue to review, update and adopt polies and procedures to meet the various reporting requirements.

The Agency is required to carry various insurance policies and as an independent operating entity and is subject to all state and federal payroll and unemployment insurance reports.

2024 Accomplishments

Development continues at Schuyler Business Park. Local Gas, LLC purchased 5 acres to construct a convenience store. Aldrich Trucking purchased 15 acres to construct a facility to house equipment, goods, and offices. Stark Development is acquiring 4 acres to construct an office facility and material yard for a roofing company alongside additional shared tenant buildings. Contract negotiations are underway with Verde Associates, LLC for the purchase of approximately 60 acres.

IDA Financing Projects

- Verde Associates, LLC – A 60 acre parcel is under purchase/sale contract with a development company to construct a 500,000 to 800,000 manufacturing facility
- Local Gas, LLC purchased 5 acres and has constructed a convenience store
- Aldrich Trucking, LLC purchased 15 acres and has constructed a trucking facility
- Solar projects underway in 2024 include; Flat Hill Solar NY, LLC; Grassy Knoll Solar NY, LLC; Hills Solar NY, LLC; Watkins Road Solar NY, LLC; HCCC Solar, LLC; and Herkimer Solar, LLC
- Masonic Building – The Herkimer Local Development Corporation was provided benefits for the Masonic Building on Herkimer’s main street. The building will be rehabilitated to house the office of the Herkimer County IDA, shared office space, a certified kitchen, and conference room.

The Agency approved lease/leaseback, PILOT arrangement, NYS sales and use tax, and/or mortgage recording tax exemptions for: Local Gas, LLC; Aldrich Trucking and Sawing, Inc.; Watkins Road Solar NY, LLC; Masonic Building, Herkimer.

4 of the projects closed in 2024, Retaining 16 jobs, creating 25.5 new jobs; investment of \$69,104,378.

- Masonic Building - \$6,672,386 investment
- Local Gas LLC - \$3,124,500 investment; creating 16 new jobs
- Aldrich Trucking and Sawing, Inc. - \$4,245,000 investment; retaining 16 jobs, creating 9 new jobs
- Watkins Road Solar NY, LLC - \$55,062,492 investment; creating .5 new jobs

\$2.48 million dollars in payments to area municipalities and school systems were administered in 2024 through Payment In Lieu of Taxes (PILOT’s) by the Agency. All funds collected are distributed to the local

taxing jurisdictions bringing much needed tax dollars to the jurisdictions as well as assisting businesses to locate and expand to Herkimer County.

Other Development:

Purchased in 2021, 2571 Higby Road, Town of Frankfort, development is continuing on this 26 acre parcel adjacent to the Frankfort 5S South Business Park. Zoning has been changed to planned manufacturing. Water and sewer services has been extended to the property. A potential developer has interest in the park and negotiations are currently underway.

Several studies have been completed in order to determine viable sites for developing, including:

- Former Chips Gas Station, Village of Frankfort
 - The structure on this site was removed; the NYS Comptroller's Office will be removing tanks in place; the lot will be turned over to the town to be used as parking to access the Empire State Trail
- Dyke Road/Route 5, Town of Schuyler
 - The agency purchased this land and is process of preparing for marketing and development
- Masonic Building, Main Street, Village of Herkimer
 - This site was obtained by the Herkimer Local Development Corporation and development is underway
- Former Duofold Building, Village of Ilion
 - The funding stack for redevelopment is underway, several grant applications and awards are in process
- Newport School
 - Studies have been complete. The village is working on funding to remove the structure
- Ames True Temper/Union Tool – negotiations are ongoing
- Former Remington Arms facility
 - A potential developer is interested in the 1.1 million square foot facility, which sits on 36.9 acres in the Village of Ilion
- Town of Webb, Income Survey
 - An income survey was completed for the Town of Webb to assist the community in applying for grants and other funding.
- Former Charlestown Mall – negotiations are ongoing
- Former Bills School

Grants:

The Agency applied directly (or assisted municipalities) for the following grants:

- US EPA Environmental & Client Justice Community Change Grant (Duofold Building)
- US EPA Coalition Grant with Herkimer County & Lewis County
- Masonic Building
 - Restore NY

- NYS Resilient Food Systems Infrastructure
 - Earmark funding from elected officials
- Chips Service Station Revolving Loan Fund through Mohawk Valley Edge
- Manheim Business Park – Infrastructure Grant
- New York Forward – Village of Ilion
- Remington Arms
 - US EPA Targeted Brownfield Assessment
 - Market Analysis through Empire State Development
 - Restore NY

The Agency continues to administer a 2019 New York State Municipal Restructuring Fund (MRF) award for the Eastern Mohawk Valley Regional Water Transmission Main project. The IDA is lead agency for this multi-municipality project totaling \$24 million. \ Preliminary design was completed and final design is 65%. The majority of the surveying work has been completed. This water line will service over 22,000 Herkimer County residents. The Agency is actively seeking other funds to continue with this project.

The Agency continues to administer a \$1,000,000 award from Northern Borders Regional Commission to assist with purchasing the pipe for the Eastern Mohawk Valley Regional Water Transmission Main project. These funds are instrumental in moving this project forward.

The Agency continues to administer \$300,000 in CDBG Microenterprise funding. Awards have been made to Grippe's Property Management LLC, Mrs. Shake, Juliano Farms, and the Velvet Dog

The Agency continues to work with Empire State Development on the Fast NY Grant awarded for Entryway Improvements, Traffic Signal, and water tower at Schuyler Business Park – \$4,372,413

The Agency continues to work with the US Environmental Protection Agency to complete environmental site assessments in Herkimer County - \$500,000

The Agency administers Community Development Block Grant funding for the completion of a county wide housing assessment - \$50,000

The Agency administers NYS Department of State Funding to conduct a county wide brownfield opportunity area assessment - \$270,000

The Agency administers NYS Department of State funding to conduct a brownfield area assessment in the Village of Herkimer. - \$192,500

Loan Funds:

The Agency continued to administer a Small Business Revolving Loan/Grant Fund which was created in 2009. One new grant was approved for Rock Valley Brewing Co, totaling \$3,024.56, which was the remaining amount available through the funding source. The Agency will continue to seek additional funding sources to replenish the fund.

The Agency continued to service two other loans; one from the Small Cities RLF and the other is through the USDA Intermediary RLF.

Other:

Continue to develop a rapport with all local governments in the county educating them on the benefits of the IDA; the availability of sites/buildings for expansion; economic development grants for downtown revitalization and the Consolidated Funding Application. Attend monthly meetings routinely.

Business Parks

Frankfort 5S South Business Park - The park is at 100% capacity.

Manheim Business Park - Continued development of this park has been a priority. The Agency received a CFA award up to \$800,000 to assist with construction of a water tank. A consultant was selected and the construction of the water infrastructure is underway. The Village of Dolgeville also received a \$2,000,000 WIIA Grant to assist in funding the construction. The Agency is partnering with Herkimer County to apply for an additional \$500,000 Empire State Development Grant to fund the project as well. The following studies have been completed: Preliminary Engineering; Geotechnical Evaluation; SHPO Stage 1 Review; Map, Plan; Sewer Study. The Village of Dolgeville to annexed Manheim Business Park into the Village.

Schuyler Business Park –Local Gas LLC purchased 5 acres to construct a convenience store; Aldrich Trucking & Sawing Inc. purchased 15 acres to construct a new facility for equipment, goods, and office space; a roofing company is in process of purchasing 4 acres; and negotiations continued with one additional businesses interested in moving forward with a project at the site.

Frankfort 5S North Business Park – 2.8 acres of land remain leased to Amazon.com. Employees from their last mile distribution will use the site for parking.

Other Administrative Items

Continue to comply with all financial and New York State requirements including annual independent audits and fulfilling New York State Authorities Budget Office requirements.

Continue posting all required policies, documents and notifications required under the Authorities Budget Office requirements to the Agency web site.

Complete administrative, operational, and monitoring functions of the Agency.

Fulfill reporting requirements to the EPA, Empire State Development, Environmental Facilities Corporation, Northern Borders Regional Commission, NYS Office of Community Renewal, Department of State, Fair Housing and Performance Assessment Reporting requirements to the US Department of HUD.

Administration of the revolving loan funds and PILOT's including calculating, billing, tracking, collecting and banking duties.

Accounts payable, receivable and payroll functions and reporting.

Prepare reports and assist the CPA with the annual audit

Complete and submit all required annual ABO reports to the State according to the required schedules.

The Herkimer County Industrial Development Agency delivers economic incentives to business and industry to diversify and strengthen Herkimer County's tax base and enhance community vitality by supporting job creation, housing, business and industrial development, and community revitalization. We strive to develop the local economy in an organized, sustainable and environmentally beneficial manner.

The Agency continues to market the available assets within the county and respond to all leads and potential business prospects. We respond to numerous calls and inquiries on a daily basis and are able to respond quickly and accurately to potential clients. The priority for the Agency is to help create or retain job opportunities within Herkimer County by both assisting existing area industries and by marketing the area to prospective new industries.