



MINUTES

June 24, 2025

Herkimer County Industrial Development Agency Board of Directors Meeting

STAFF

JOHN J. PISECK, JR.
Chief Executive Officer

VICTORIA L. ADAMS
Operations Manager

ERIN E. SPINA
Marketing & Communications
Specialist

BOARD OF DIRECTORS

VINCENT J. BONO
Chairman

CORY ALBRECHT
Vice Chairman

ALANA BASLOE
Secretary

TIM DAY
Treasurer

ANN GAWORECKI
Director

FRANK MENDEL
Director

ROBERT DAVENPORT
Director

COUNSEL

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

The Herkimer County Industrial Development Agency held a regular meeting of the Board of Directors, on Tuesday, June 24, 2025 at 8:00 AM. The meeting was held electronically via zoom conference as well as a public meeting open for the public to attend in person. Members of the public were invited to join the meeting virtually by going to www.zoom.com or by dialing (929) 205-6099 and entering meeting ID: 875-6466-4800 and passcode: 402411. Members of the public were invited to attend the meeting in person in the Herkimer County Chamber of Commerce conference room at 420 E. German Street, Herkimer, NY 13350.

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

The following members were present in person and answered the roll call: Vincent (Jim) Bono, Cory Albrecht, Tim Day, Ann Gaworecki, Alana Basloe, Frank Mendl and Bob Davenport. (7) **Quorum present.**

Members Absent: No members were absent.

Staff Present: John Piseck, Victoria Adams, and Erin Spina.

Also Present in Person: Anthony Hallak, Felt Evans LLP; Greg Malta, Herkimer County Legislator

Also Present Virtually: City of Little Falls Resident, Elaine Sperbeck; Shannon Wagner, Hodgson Russ, LLP.

Mission Statement: Erin Spina read the Agency's mission statement.

Mr. Bono thanked all involved in Turin Management's acquisition of the Remington site.

Mr. Bono welcomed the Agency's summer intern, Vinni Casale.

Minutes:

May 20, 2025 - Regular Board Meeting: The minutes of the May 20, 2025 regular meeting were offered for review. **Tim Day moved, seconded by Alana Basloe to approve the minutes as presented. The motion carried with 7 ayes and 0 nays.**

June 18, 2025 – Housing UTEP – Public Hearing: The minutes of the Housing UTEP Public Hearing were offered for review, **Tim Day moved, seconded by Cory Albrecht to approve the minutes as presented. The motion carried with 7 ayes and 0 nays.**

Financial Reports:

May Financial Reports: The following financial reports were offered for review and approval: May 2025 Financial Report, Balance Sheet, Check Register, SBP Mortgage note payable, and PILOT report. Mr. Piseck stated that the Agency remains in good financial standing. **Alana Basloe moved, seconded by Frank Mendl to approve all financial reports as presented. The motion carried with 7 ayes and 0 naves.**

Herkimer County Microenterprise Grant:

Melfe's Shoes Application: The board received an application for the Herkimer County Microenterprise Grant from Melfe's Shoes located in Mohawk. The application was recommended for approval by the RLF Committee. **Tim Day moved, seconded by Cory Albrecht, to approve the Herkimer County Microenterprise Grant application for Melfe's Shoes in the amount of \$14,000 for the purchase of equipment. The motion carried with 7 ayes and 0 naves.**

Resolution: 062425-01

Update: Victoria Adams provided an update to the board regarding the Herkimer County Microenterprise Grant.

Marketing Update: Erin Spina provided an update to the board of marketing items from this past month, which included the Jenn graduating the LMV program, update on the park drone footage, and Village of Ilion BOA map.

Housing UTEP Adoption: Board members were provided a proposed Uniform Tax Exemption Policy (UTEP) for housing projects prior to the Agency's May 20, 2025 board meeting. The board was asked to review the proposed policy and provide any comments or concerns. The Agency also held a public hearing on June 18, 2025 to allow comments from the affected taxing jurisdictions and the public. Following Discussion, **Tim Day moved, seconded by Alana Basloe to approve the Housing UTEP with a verbiage update to section 2 of the policy clarifying the definition of "Affordable Housing Projects". The motion carried with 7 ayes and 0 naves.**

Resolution: 062425-02

HCIDA SWOT Analysis - Threats: Prior to the meeting, the board was asked to present threats they believe the Agency currently has in order to create a SWOT analysis. After discussion, it was determined that a workshop session be scheduled with a consultant and moderator. The board will be sent a poll of dates and times that they are available to attend a SWOT analysis work session.

Frankfort 5S North – Memorial Sign Update: Board members were provided a proposal to construct a sign header at the Frankfort 5S North Business Park in memorial of Senator James Seward. The board agreed on a sign made with 100% aluminum, however requested additional lighting be present on the updated signage. Following discussion, **Tim Day moved, seconded by Alana Basloe to authorize Valley Signs to construct a Senator James Seward memorial header on the Frankfort FS North Business Park sign at a cost not to exceed \$15,750. The motion carried with 7 ayes and 0 naves.**

Resolution: 062425-03

Village of Ilion BOA: The board discussed the Village of Ilion Brownfield Opportunity Area grant application for the Village of Ilion. Following the discussion, **Tim Day moved, seconded by Cory Albrecht, to authorize the Agency to assist the Village of Ilion in applying for the Village of Ilion BOA grant in the amount of \$200,000; the Agency to administer the grant, if awarded; and the Agency to provide a 10% matching funds contribution in an amount not to exceed \$20,000. The motion carried with 7 ayes and 0 nays.**

Resolution: 062425-04

Schuyler Business Park – Parcel “J”: This item was moved to executive session due to matters of negotiation.

Four Corners Business Park: This item was moved to executive session due to matters of negotiation.

Fee Schedule: The board discussed the addition of a mortgage reassignment fee of \$1,000 to the Agency fee schedule. Following discussion, **Cory Albrecht moved, seconded by Alana Basloe to authorize the addition of a mortgage reassignment fee to the Agency’s fee schedule. The motion carried with 7 ayes and 0 nays.**

Resolution: 062425-05**Turin Management LLC:**

Agency Fee Waiver (Ratify): On June 18, 2025, Mr. Piseck requested via email that the board authorize the waiving on the Agency’s project fee for Turin Management, LLC’s project fee for the purchase of the former Remington facility in Ilion. Following discussion, **Tim Day moved, seconded by Cory Albrecht, with member voting via roll call as follows:**

Vincent James Bono	VOTING	Yes
Cory Albrecht	VOTING	Yes
Alana Basloe	VOTING	Yes
Tim Day	VOTING	Yes
Ann Gaworecki	VOTING	No
Frank Mendl	VOTING	Yes
Robert Davenport	VOTING	Yes

The motion carried with 6 ayes and 1 nay.

Resolution: 062425-06

Feldmeier Equipment Resolution: The board was provided a resolution authorizing the execution of certain mortgage related documents related to the project for Feldmeier Equipment, Inc. Following discussion, **Tim Day moved, seconded by Alana Basloe, with member voting via roll call as follows:**

Vincent James Bono	VOTING	Yes
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Cory Albrecht	VOTING	Yes
Alana Basloe	VOTING	Yes
Tim Day	VOTING	Yes
Ann Gaworecki	VOTING	Yes
Frank Mendl	VOTING	Yes
Robert Davenport	VOTING	Yes

The motion carried with 7 ayes and 0 nays. The official resolution is attached to the original minutes.

Resolution: 062425-07

Charlestown Mall:

Phase II ESA: The board discussed the need for a Phase II Environmental Site Assessment at the Charlestown Mall Site. A proposal was provided by HRP Associates. Mr. Piseck stated that several funding sources are available to assist with the cost; however, there will not be sufficient grant funding to cover the complete cost of the assessment. National Grid will fund 25% of the cost and the Agency's EPA grant fund a portion, estimated at \$15,000. Following discussion, **Cory Albrecht moved, seconded by Tim Day to authorize the Agency to enter into an agreement with HRP Associates to conduct a Phase II Environmental Site Assessment at the Charlestown Mall site at a cost to the Agency not to exceed \$50,000. The total cost of the assessment is not to exceed \$67,300. The motion carried with 7 ayes and 0 nays.**

Resolution: 062425-08

Bleecker Street Parcel: This item was moved to executive discussion due to matters of negotiation.

Comments welcomed from elected officials, no comments were made.

Project Updates:

- Meeting with College President June 25, 2025 at 2pm.
- New company potential with Northern Safety.
- Potentials at ELG site.
- Wolfsped- Micron is not a concern at this time.
- ESD Remington kick off meeting last week.
- Nicole Farber hired June 23, 2025
- Duofold agreement to purchase. Likely out of HTC. Childcare discussions ongoing.
- Chips- data from DEC to close out and tun to Town of Frankfort
- Manheim water tank project - moving ahead nicely.
- Niagara calls are ongoing- still in the running.
- Four Corners still has no progress on Casa.

Robert Davenport moved, seconded by Alana Basloe to enter into executive session at 9:06am to discuss matters of negotiation. All board members, John Piseck, Victoria Adams, Erin Spina, Vinni Casale, Anthony Hallak, and Shannon Wagner were invited to stay.

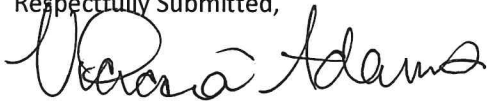
Tim Day moved, seconded by Alana Basloe to end executive session at 9:32am. The motion carried with 7 ayes and 0 nays.

Schuyler Business Park – Parcel “J”: The board discussed selling Parcel “J” for \$5,000 per acre. Tim Day moved, seconded by Alana Basloe to authorize the sale of parcel “J” in Schuyler Business Park for \$5,000 per acre. The motion was carried with 7 ayes and 0 nays.

Resolution: 062425-09

Being no other business, Alana Basloe moved, seconded by Tim Day to adjourn at 9:33 AM. The motion carried with 7 ayes and 0 nays.

Respectfully Submitted,



Victoria Adams
Operations Manager

**RESOLUTION AUTHORIZING MORTGAGE
FELDMEIER EQUIPMENT, INC.**

A regular meeting of Herkimer County Industrial Development Agency (the "Agency") was convened in public session at the Herkimer County Chamber of Commerce Conference Room located at 420 E. German Street, in the Village and Town of Herkimer, Herkimer County, New York, on June 24, 2025 at 8:00 o'clock a.m., local time.

The meeting was called to order by the Chairman of the Agency and, upon roll being called, the following members of the Agency were:

PRESENT:

Vincent J. Bono	Chairman
Cory Albrecht	Vice Chairman
Tim Day	Treasurer
Alana Basloe	Secretary
Ann Gaworecki	Director
Frank Mendl	Director
Robert Davenport	Director

ABSENT: None

AGENCY STAFF PRESENT INCLUDED THE FOLLOWING:

John J. Piseck, Jr.	Chief Executive Officer
Victoria Adams	Operations Manager
Erin Spina	Marketing & Communications Specialist
Anthony Hallak, Esq.	Agency Counsel
Shannon E. Wagner, Esq.	Special Agency Counsel

The following resolution was offered by Tim Day, seconded by Alana Basloe, to wit:

Resolution No. 062425-07

RESOLUTION AUTHORIZING THE EXECUTION BY HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN MORTGAGE AND RELATED DOCUMENTS IN CONNECTION WITH CERTAIN PROJECTS UNDERTAKEN FOR THE BENEFIT OF FELDMEIER EQUIPMENT, INC.

WHEREAS, Herkimer County Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 410 of the 1970 Laws of New York, as amended, constituting Section 898 of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of civic, manufacturing, warehouse and commercial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act) or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, pursuant to a closing on December 20, 2013, the Agency entered into a leaseback agreement dated December 20, 2013 (the "2013 Leaseback Agreement") by and between the Agency and Feldmeier Equipment, Inc. (the "Company"), in connection with a project (the "2013 Project") for the benefit of the Company, said 2013 Project consisting of the following: (A) (1) the acquisition of an interest in an approximately 6.9 acre parcel of land and an approximately 4 acre parcel of land located in the City of Little Falls, Herkimer County, New York (the "Land"), (2) the construction on, under and over the Land of a manufacturing and office facility (the "2013 Improvements") and (3) the acquisition and installation therein and thereon of certain machinery and equipment (the "2013 Equipment") in, on, around, over and under the 2013 Improvements and the Land (the Land, the 2013 Improvements and the 2013 Equipment being collectively referred to as the "2013 Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the "2013 Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the 2013 Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, simultaneously with the execution and delivery of the 2013 Leaseback Agreement, the Company and the Agency executed and delivered various documents including, but not limited to, (A) a lease agreement dated December 20, 2013 (the "2013 Company Lease") by and between the Company, as landlord, and the Agency, as tenant, a memorandum of which was recorded in the office of the Herkimer County Clerk on January 9, 2014 as Instrument No. 2014-00183506, (B) a memorandum of leaseback agreement which was recorded in the office of the Herkimer County Clerk on January 9, 2014 as Instrument No. 2014-00183507, and (C) various other documents in connection therewith (collectively, the "2013 Basic Documents"); and

WHEREAS, pursuant to a closing on February 25, 2022, the Agency entered into a leaseback agreement dated as of February 1, 2022 (the "2022 Leaseback Agreement," and, collectively with the 2013 Leaseback Agreement, the "Lease Agreement") by and between the Agency and the Company, in connection with a project (the "2022 Project," and, collectively with the 2013 Project, the "Project") for the benefit of the Company, said 2022 Project consisting of the following: (A) (1) the acquisition of an interest in the Land, (2) the construction on, under and over the Land of an approximately 89,250+/- square foot addition to their manufacturing and distribution center together with supportive infrastructure (the "2022 Improvements") and (3) the acquisition and installation of machinery, equipment and other personal property (the "2022 Equipment") in, on, around, over and under the 2022 Improvements and the Land (the Land, the 2022 Improvements and the 2022 Equipment being collectively referred to as the "2022 Facility," and, collectively with the 2013 Facility, the "Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real property transfer taxes and mortgage recording taxes (collectively, the "2022 Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the 2022 Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, simultaneously with the execution and delivery of the 2022 Leaseback Agreement, the Company and the Agency executed and delivered various documents including, but not limited to, (A) a lease agreement dated as of February 1, 2022 (the "2022 Company Lease") by and between the Company, as landlord, and the Agency, as tenant, a memorandum of which was recorded in the office of the Herkimer County Clerk on March 2, 2022 as Instrument No. RP2022-1091, (B) a memorandum of

leaseback agreement which was recorded in the office of the Herkimer County Clerk on March 2, 2022 as Instrument No. RP2022-1092, and (C) various other documents in connection therewith (collectively, the "2022 Basic Documents"); and

WHEREAS, in order to finance a portion of the costs of the Project, the Company obtained financing from M&T Bank (the "Initial Lender"); and

WHEREAS, the Company has informed the Agency, by electronic mail dated June 10, 2025 (the "Financing Request"), that the Company intends to obtain a loan in the principal sum of not to exceed approximately \$10,500,000 (the "Loan") from Community Bank, N.A. (the "Lender") which Loan will be used to refinance the financing received from the Initial Lender and be secured by a mortgage dated as of June 1, 2025 (the "Mortgage") from the Agency and the Company to the Lender; and

WHEREAS, in connection with the Financing, the Company would like the Agency to enter into a mortgage and any other security documents and related documents (collectively, the "Financing Documents"); and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law, Chapter 43-B of the Consolidated Laws of New York, as amended (the "SEQR Act") and the regulations adopted pursuant thereto by the Department of Environmental Conservation of the State of New York, being 6 NYCRR Part 617, as amended (the "Regulations" and collectively with the SEQR Act, "SEQRA"), the Agency must satisfy the requirements contained in SEQRA prior to making a final determination whether to proceed with the Financing; and

WHEREAS, pursuant to SEQRA, the Agency has examined the Financing in order to make a determination as to whether the Financing is subject to SEQRA, and it appears that the Financing constitutes a Type II action under SEQRA;

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY, AS FOLLOWS:

Section 1. Based upon an examination of the Financing, the Agency hereby makes the following determinations:

(A) The Financing constitutes a "Type II action" pursuant to 6 NYCRR 617.5(c)(29), and therefore that, pursuant to 6 NYCRR 617.6(a)(1)(i), the Agency has no further responsibilities under SEQRA with respect to the Financing.

(B) The Agency will not be granting any mortgage recording tax exemption relating to the Financing Request.

(C) That since compliance by the Agency with the Financing Request will not result in the Agency providing more than \$100,000 of "financial assistance" (as such quoted term is defined in the Act) to the Company, Section 859-a of the Act does not require a public hearing to be held with respect to the Financing Request.

Section 2. Subject to (A) approval of the form of the Financing Documents, by Agency counsel and (B) receipt by the Executive Director of (1) the Agency's administrative fee relating to the Financing, if any, and (2) counsel's fees relating to the Financing, the Agency hereby authorizes the execution by the Agency of the Financing Documents.

Section 3. Subject to the satisfaction of the conditions described in Section 2 hereof, the Chairman, Vice Chairman or the Chief Executive Officer of the Agency is hereby authorized to execute

and deliver the Financing Documents to the Company, and, where appropriate, the (Assistant) Secretary of the Agency is hereby authorized to affix the seal of the Agency thereto and to attest the same, all in substantially the form thereof presented to this meeting, with such changes, variations, omissions and insertions as the Chairman, Vice Chairman or the Chief Executive Officer shall approve, the execution thereof by the Chairman, Vice Chairman or the Chief Executive Officer to constitute conclusive evidence of such approval.

Section 4. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required or provided for by the provisions of the Financing Documents, and to execute and deliver all such additional certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolution and to cause compliance by the Agency with all of the terms, covenants and provisions of the Financing Documents binding upon the Agency.

Section 5. This resolution shall take effect immediately.

The question of the adoption of the foregoing resolution was duly put to a vote on roll call, which resulted as follows:

Vincent James Bono	VOTING	YES
Cory Albrecht	VOTING	YES
Alana Basloe	VOTING	YES
Tim Day	VOTING	YES
Ann Gaworecki	VOTING	YES
Frank Mendl	VOTING	YES
Robert Davenport	VOTING	YES

The foregoing resolution was thereupon declared duly adopted.

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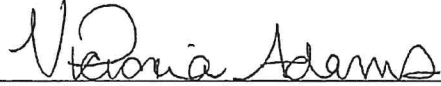
STATE OF NEW YORK)
) SS.:
COUNTY OF HERKIMER)

I, the undersigned Assistant Secretary of Herkimer County Industrial Development Agency (the "Agency"), DO HEREBY CERTIFY that I have compared the foregoing annexed extract of the minutes of the meeting of the members of the Agency, including the resolution contained therein, held on June 24, 2025 with the original thereof on file in my office, and that the same is a true and correct copy of said original and of such resolution contained therein and of the whole of said original so far as the same relates to the subject matters therein referred to.

I FURTHER CERTIFY that (A) all members of the Agency had due notice of said meeting; (B) said meeting was in all respects duly held; (C) pursuant to Article 7 of the Public Officers Law (the "Open Meetings Law"), said meeting was open to the general public, and due notice of the time and place of said meeting was duly given in accordance with such Open Meetings Law; and (D) there was a quorum of the members of the Agency present throughout said meeting.

I FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed or rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 24th day of June, 2025.



Victoria Adams, Assistant Secretary