



#### STAFF

JOHN J. PISECK, JR.  
Chief Executive Officer

VICTORIA L. ADAMS  
Operations Manager

NICOLE A. FARBER  
Administrative Office  
Assistant

SAMANTHA F. CANARELLI  
Marketing & Communications  
Specialist

#### BOARD OF DIRECTORS

VINCENT J. BONO  
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CORY ALBRECHT  
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ANN GAWORECKI  
Director

FRANK MENDEL  
Director

DR. TERRI GRATES DAY  
Director

#### COUNTY REPRESENTATIVE

GREGORY MALTA, SR.—District 1  
Herkimer County Legislator

#### COUNSEL

ANTHONY G. HALLAK, Esq.  
Felt Evans, LLP

Special:  
CHARLES MALCOLM, Esq.  
SHANNON WAGNER, Esq.  
Hodgson Russ, LLP

## MINUTES

September 30, 2025

### **Herkimer County Industrial Development Agency Board of Directors Meeting**

The Herkimer County Industrial Development Agency held a regular meeting of the Board of Directors, on Tuesday, September 30, 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](http://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.

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

**Mr. Bono welcomed new IDA employee Samantha Canarelli, Marketing & Communication Specialist.**

**Mr. Bono announced the resignation of Board Member Alana Basloe.**

**The following members were present in person and answered the roll call:** Vincent (Jim) Bono, Cory Albrecht, Tim Day, Ann Gaworecki, Robert Davenport, and Frank Mendl. **Quorum Present (6)**

**Members Absent:** none

**Agency Staff Present:** John Piseck, Victoria Adams, Nicole Farber, and Samantha Canarelli.

**Also Present in Person:** Herkimer County Legislator Greg Malta, Herkimer County Community College President Dr. Terri Day, and Cornell University Cooperative Extension Garet D. Livermore.

**Also Present Virtually:** Shannon Wagner, Hodgen Russ, Anthony Hallak, Felt Evans LLP., and Herkimer County Resident, Elaine Sperbeck.

**Mission Statement:** John Piseck read the Agency's mission statement.

**Minutes:** The meeting minutes of the board meeting on August 26, 2025 were offered for review. **Tim Day moved, seconded by Robert Davenport to approve the minutes as presented. The motion carried with 6 ayes and 0 nays.**

**Financial Reports:**

**August Financial Reports:** The following financial reports were offered for review and approval: August 2025 Financial Report, Balance Sheet, Check Register, and PILOT Report. Mr. Piseck asked about getting minimum of seven iPads for Board Meetings to reduce paper use. Herkimer County Legislator Greg Malta will investigate the possibility. Mr. Piseck stated that the Agency remains in good financial standing and continues to work on several projects and have no outstanding loans. Following review and Discussion. **Cory Albrecht moved, seconded by Tim Day to approve all financial reports as presented. The motion carried with 6 ayes and 0 nays.**

**Microenterprise Grant:** Victoria Adams updated the board on the Herkimer County Microenterprise Grant. Since the last meeting, funds were dispersed to Juliano's Farm, and a draw request was submitted for Avot LLC was approved last month. The Agency is currently working on data collection and draw requests for Melfe's and Sureprint. One final application, likely for around \$26,000 to grant out remaining funds, is expected to be submitted and presented next month. The Agency is also working on paperwork for a six-month extension of the grant. **This item was for discussion only.**

**Russell Farm PSA Extension:** A six-month extension has been requested by the developer. No additional funding is being requested with the extension. Mr. Piseck recommends to move forward with six-month extension. **Tim Day moved, seconded by Cory Albrecht to approve extension. The motion carried with 6 ayes and 0 nays. Resolution# 093025-01**

**Schuyler Business Park (Handout):** The marketing package that is being shared with developers by Hueber Breuer was handed out to board members. **This item was for discussion only.**

**Four Corners Business Park PSA:** The redline Purchase & Sale Agreement was sent to CASA, which requested two changes: extending the due diligence timeline from 60 to 120 days due to the wetland regulations, and permitting subdivision of the 50 acres for another CASA project. CASA doesn't plan to sell the property but intends to bring in other businesses operated by separate holding companies. Awaiting the signed contract which is expected to be received by September 30<sup>th</sup>. **Tim Day moved, seconded by Robert Davenport to accept the counteroffer**

**pending council approval and to include language confirming that the subdivision properties are either wholly owned or controlled by the applicant. The motion carried with 6 ayes and 0 nays. Resolution# 093025-02**

**Quakenbush:** The current owner has not paid taxes on four parcels. The properties have potential for multi-level housing (including workforce and artisan housing) and an office or tribute space. The agency wants to take over the property, as it falls within the Herkimer BOA (Brownfield Opportunity Area). **This item was for discussion only.**

**Eastern Mohawk Valley Water Line Project:** Agency has filed suit and has 60-90 days to respond. At this time, they still have not. Agency is expecting to have an update for October meeting. **This item was for discussion only**

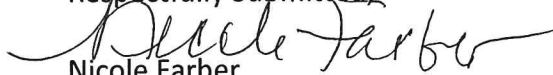
**Sales Tax Exemption Extension:** Cordelio Power requested an extension on their sales tax abatement for four projects (Flatt Hill, Grassy Knoll, Hills, & Watkins Road Solar) an increase in the exemption amount is not being requested. The current abatement is set to expire in October, requesting to extend to December 2026. This is a routine request, and no issues were noted. **Tim Day moved, seconded by Cory Albrecht to approve the extension. The motion carried with 6 ayes and 0 nays. Resolution# 093025-03**

**Project Updates:**

- Board Member Resignation
- Economic Forum Recap
- Northeast Sustainable Communities Workshop (BCONE) Recap
- County-Wide BOA Recap
- DEC Visit Recap
- Senator Walczyk Visit
- EPA visit to NYC
- IDA Pull Over Order
- Advance Nuclear Summit
- NYS EDC Policy Forum – November 12<sup>th</sup> & 13<sup>th</sup> @ Turning Stone Casino

**Being no other business, Tim Day moved, seconded by Frank Mendl to adjourn at 8:55 AM. The motion carried with 6 ayes and 0 nays.**

Respectfully Submitted,



Nicole Farber

Administrative Assistant