



MINUTES

July 29, 2025

Herkimer County Industrial Development Agency Board of Directors Meeting

STAFF

JOHN J. PISECK, JR.
Chief Executive Officer

VICTORIA L. ADAMS
Operations Manager

NICOLE A. FARBER
Administrative Office
Assistant

SAMANTHA CANARELLI
Marketing & Communications
Specialist

BOARD OF DIRECTORS

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Vice Chairman

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Director

FRANK MENDEL
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Robert Davenport
Director

COUNSEL

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

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

The Herkimer County Industrial Development Agency held a regular meeting of the Board of Directors, on Tuesday, July 29, 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. Mr. Bono welcomed the Agency's new staff, Nicole Farber.

The following members were present in person and answered the roll call: Vincent (Jim) Bono, Cory Albrecht, Tim Day, Ann Gaworecki, and Frank Mendl. **Quorum Present (5)**

Members Absent: Alana Basloe, and Robert Davenport.

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

Also Present in Person: Vinni Casale, and Greg Malta.

Also Present Virtually: Shannon Wagner.

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

Minutes: The meeting minutes of the board meeting on June 24, 2025 were offered for review. **Tim Day moved, seconded by Cory Albrecht to approve the minutes as presented. The motion carried with 5 ayes and 0 nays.**

Financial Reports:

June Financial Reports: The following financial reports were offered for review and approval: June 2025 Financial Report, Balance Sheet, Check Register, and SBP Mortgage note payable. Mr. Piseck stated that the Agency remains in good financial standing and that several projects are expected to occur before the end of the year. Following review and Discussion. **Cory Albrecht moved, seconded by Tim Day to approve all financial reports as presented. The motion carried with 5 ayes and 0 nays.**

Herkimer County Microenterprise Grant:

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

- Susie Q's formally Mrs. Shakes was previously awarded a grant for equipment. Following review and Discussion. **Tim Day moved, seconded by Cory Albrecht to approve an increase in the award to Susie Qs from \$14,000 to \$35,000. The motion carried with 5 ayes and 0 nays.**
- Juliano Farms provided details just before the meeting. Mr. Juliano expressed interest in increasing his Microenterprise award from 14,000 to 35,000 to pay down the balance on the tractor he purchased. Following review and Discussion. **Tim Day moved, seconded by Cory Albrecht to increase the award to Juliano's Farm from 14,000 to 35,000 subject to review by HCR. The motion carried with 5 ayes and 0 nays.**

Marking Update: Erin Spina presented to the board some projects that included Remington Arms, Chips Gas Station and Mr. Piseck's Brownfield presentation for Chicago.

Aldrich Trucking: The board was presented with a request for a six-month extension to the Sales Tax Exemption for Aldrich Trucking. There is more work needed to be finished to the building on Usyk Drive. Working with other tenants to cleanup site. Following review and Discussion. **Cory Albrecht moved, seconded by Tim Day to authorize a six-month extension. The motion carried with 5 ayes and 0 nays.**

Herkimer Water: Wright Pierce Proposal. The Agency received a proposal from Wright Pierce to conduct a feasibility study for the Village of Herkimer's well water system. Following review and discussion. **Tim Day moved, seconded by Cory Albrecht to authorize the Agency to enter into an agreement with Wright Pierce to conduct a water feasibility study for the Village of Herkimer's well water system at a cost not to exceed \$48,000. The motion carried with 5 ayes and 0 nays.**

Schuyler Business Park: Mr. Piseck provided an update on the Entryway Improvements, Water tower Bid, and Parcel "J". Met with Construction firm and things are going smooth. DOT is willing to work with the Agency to ensure projects continue to run smoothly. Water tower bids have gone out. The Agency is getting lots of questions and great responses back. Looking to move forward next year for this. Received grant funding from Fast NY and are trying to move funding from Northern Borders to this project. Parcel "J" moving well ahead on this.

Four Corner Business Park: Mr. Piseck advised the Agency has had several meetings with National Grid and other interested parties. Still working with the company that is interested in the entire park. Waiting on purchase sales agreement, have not received yet. Another local company looking for a piece of the property. This item was for discussion only.

Brownfield Opportunity Area (BOA) Grants: Herkimer County IDA has submitted application for Village of Ilion, previously approved by board and everything looks great. Will encompass the Marina, Duofold, and Remington, this will help repurpose the area. Almost done with Village of Herkimer, need to look at

a few more environmental sites. County Wide Assessment kickoff meeting is set up and ready. Herkimer County IDA is the first in the state to be awarded a county wide assessment.

Budget Workshop: Tentative workshop to be held Thursday August 14, 2025 @8am.

Charlestown MOU: Board members reviewed a Memorandum of Understanding involving HCIDA, HLDC, and the U.S. Environmental Protection Agency. The Herkimer County section of the site presents significant opportunities. Potential projects include small-scale retail, battery storage, warehousing, and ground contamination water sampling. HCIDA secured access by relocking all entrances with its own locks and confirmed with the EPA that testing will focus solely on the Herkimer County area. This was followed by review and discussion. **Tim Day moved, seconded by Frank Mendl to support and approve MOU for Charlestown. Member voting requested via roll call as follows:**

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

The motion carried with 5 ayes and 0 naves.

National Grid Grant – The Agency applied for and was awarded a National Grid grant to assist in funding 25% of the cost of the Phase II Environmental Site Assessment.

Duofold: Landmark Consulting Historic Preservation. After structures were taken down and with the same buyer but new purchase sale agreement, wanted to make sure the historic tax credits were still in play. Additional work needs to be done with SHPO and National Parks and Recreation. Following review and Discussion. **Tim Day moved, seconded by Cory Albrecht to approve increase in funds to Landmark Consulting in an amount not to exceed \$10,000. The motion carried with 5 ayes and 0 naves.**

Eastern Mohawk Valley Water Line Project: This item was moved to executive session due to Matters of litigation.

Comments welcomed from elected officials, no comments were made.

Project Updates:

- Final Tax Roll Updates (Herkimer Solar, JBF Stainless, Tractor Supply)
- US Environmental Protection Agency – Scope Review Audit

- Empire State Development – Manheim Infrastructure Grant Award
- Turbo Machined Products – IDA Project & CDBG
- Feldmeier Equipment
- DEC Commissioner
- Remington & Duofold BCP
- DRI Small Projects Fund

Cory Albrecht moved, seconded by Tim Day to enter into executive session at 8:39am to discuss matters of negotiation and litigation. All board members, John Piseck, Victoria Adams, Nicole Farber, Erin Spina, Greg Malta, and Shannon Wagner were invited to stay.

Cory Albrecht excused himself for a portion of the meeting at 8:39am.

Tim Day moved, seconded by Frank Mendl to end executive session at 8:55am. The motion carried with 4 ayes and 0 nays.

Cory Albrecht returned to the meeting at 8:56am

Being no other business, Chairman Bono moved, seconded by Tim Day to adjourn at 8:57AM. The motion carried with 5 ayes and 0 nays.

Respectfully Submitted,



Victoria Adams
Operations Manager