



MINUTES

August 26, 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

VINCENT J. BONO
Chairman

CORY ALBRECHT
Vice Chairman

TIM DAY
Treasurer

ANN GAWORECKI
Director

FRANK MENDEL
Director

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, August 26, 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.

Dr. Terri Day lead 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, Robert Davenport, and Frank Mendl.

Quorum Present (7)

Members Absent: none

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

Also Present in Person: Herkimer County Legislator Greg Malta, Herkimer County Legislator Mark Gaworecki, Herkimer County Community College President Dr. Terri Day, Herkimer ARC President and CEO Lorene Bass, and Anthony Hallak, Felt Evans LLP.

Also Present Virtually: Shannon Wagner.

Mr. Bono welcomed President Day and CEO Lorene Bass of ARC

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

Minutes: The meeting minutes of the board meeting on July 29, 2025 were offered for review. **Alana Basloe moved, seconded by Cory Albrecht to approve the minutes as presented. The motion carried with 7 ayes and 0 naves.**

Financial Reports:

July Financial Reports: The following financial reports were offered for review and approval: July 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 being worked on. Following review and Discussion. **Tim Day moved, seconded by Alana Basloe to approve all financial reports as presented. The motion carried with 7 ayes and 0 naves.**

2026 Budget: A workshop was held on August 14th. John Piseck expressed gratitude for everyone's support. The County has requested that the Herkimer County IDA submit its budget by the end of August for inclusion in the County's financials. **Cory Albrecht moved, seconded by Tim Day to support and approve the 2026 budget as presented.**

Member voting requested via roll call as follows:

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

The motion carried with 7 ayes and 0 naves. Resolution# 082625-01

Microenterprise Grant:

Update: Victoria Adams provided an update to the board on the Herkimer County Microenterprise Grant, which is expected to expire in October. While an extension is not anticipated, it's too early to confirm. Three previously awarded reviewed for an increase. To date, including these, a total of \$224,000 has been awarded through the program.

- Melfe's Shoes 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 Melfe's from \$14,000 to \$35,000. The motion carried with 7 ayes and 0 naves. Resolution# 082625-02**
- Avot LLC was previously awarded a grant for software development. Following review and Discussion. **Tim Day moved, seconded by Robert Davenport to increase the award to Avot LLC from 14,000 to 35,000. The motion carried with 7 ayes and 0 naves. Resolution# 082625-03**
- Velvet Dog was previously awarded a grant for equipment. Following review and Discussion. **Tim Day moved, seconded by Frank Mendl to approve an increase in the award to Velvet Dog from \$14,000 to \$35,000. The motion carried with 7 ayes and 0 naves. Resolution# 082625-04**

Senator Seward Memorial Sign: The board reviewed and discussed a request for a \$2,310.00 price increase due to a tariff surcharge for a sign located at the Frankfort Business Park. Following review and Discussion. **Alana Basloe moved, seconded by Tim Day to authorize total amount of \$15,750. The motion carried with 7 ayes and 0 naves.** Resolution# 082625-05

Charlestown/Bleeker St. Parcel: The property owner agreed to the offer of \$20,000 for his property. A purchase offer will be prepared by Mr. Hallak. Following his review and Discussion. **Tim Day moved, seconded by Alana Basloe to approve. The motion carried with 7 ayes and 0 naves.** Resolution# 082625-06

Russell Farm: Routine Properties currently has the property under contract and has invested in its preparation. The contract expires at the end of September, and they wish to extend it. They will submit extension details for a vote at the next meeting. Additionally, Routine Properties is working to apply for a Fast NY grant to support power infrastructure development, with National Grid ready to move forward. **This item was for discussion only.**

Four Corner Business Park: Mr. Bono and Mr. Pisesck have had conversations with a potential buyer. An offer was received but was below what was being asked. **This item was moved to executive session for further discussion.**

Remington Arms: Progress is being made on potential site redevelopment. The grant outline from Empire State Development was completed, and three alternative uses for the site were proposed, including a data center and housing. The State Historic Preservation Office contacted both village and county historians. Additional EPA funding enabled indoor drilling, revealing mostly metal contamination. The site will be divided into five parcels to apply for the brownfield cleanup program. This will potentially generate around \$160 million in cleanout tax credits. The property owner coordinated with fire and police chiefs to secure access to the vacant building, and signed a complaint form to enforce trespassing violations. **This item was for discussion only.**

Mike Zahler and Chuck Malcomb joined the meeting at 8:30am.

Tim Day moved, seconded by Robert Davenport to enter into executive session at 8:32am to discuss matters of litigation and advise of council. All board members, John Piseck, Victoria Adams, Nicole Farber, Greg Malta, and Shannon Wagner were invited to stay.

Cory Albrecht and Anthony Halleck excused themselves for a portion of the meeting at 8:32am.

Tim Day moved, seconded by Frank Mendl to end executive session at 8:45am. **The motion carried with 6 ayes and 0 naves**

Eastern Mohawk Valley Water Line Project: Robert Davenport Moved, seconded by Frank Mendl to authorize litigation against Barton & Loguidice with respect to transmission line project. The motion carried with 6 ayes and 0 naves. Resolution# 082625-07

Cory Albrecht and Anthony Halleck returned to the meeting at 8:46am.

Comments welcomed from elected officials, no comments were made.

Fulton County Apprenticeship Ambassador: Fulton County received a grant for training throughout the County and the Mohawk Valley. They reached out to all regional IDA's for assistance including the Herkimer County IDA to support them with \$75,000. This will be paid back to IDA once project has started. They are building a trailer which will go around to grades 7 -12. Mr. Piseck recommended the Agency support the program. Following review and Discussion. **Cory Albrecht moved, seconded by Alana Basloe to approve contingent upon receipt of a repayment agreement. The motion carried with 7 ayes and 0 nays.** Resolution# 082625-08

NYSEDC: Will have forum this year on November 12th and 13th at the Turning Stone Casino. The Agency will sponsor \$2500. Board welcome to attend.

Project Updates:

- Duofold BCP & Historic Preservation
- DNA Hoops
- EPA Scope Review Audit
- Anti-Harassment Training
- ABO Training
- Meet & Greet with Dr. Terri Day at HCCC on September 4th
- DEC Tour September 10th
- Brownfield Event September 17th -18th
- Economic Development at HCCC September 23rd
- County Wide BOA at HCCC September 24th
- Dolgeville Water Tank – Agency expects bid later this year

Tim Day moved, seconded by Robert Davenport to enter into executive session at 8:55am for matters of negotiations. All board members, John Piseck, Victoria Adams, Nicole Farber, Greg Malta, Anthony Halleck, and Shannon Wagner were invited to stay.

Tim Day moved, seconded by Frank Mendl to end executive session at 9:28 am. The motion carried with 7 ayes and 0 nays.

Being no other business, Cory Albrecht moved, seconded by Tim Day to adjourn at 9:29 AM. The motion carried with 7 ayes and 0 nays.

Respectfully Submitted,



Nicole Farber
Administrative Assistant