



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
Chairman

CORY ALBRECHT
Vice Chairman

TIM DAY
Treasurer

ROBERT DAVENPORT
Secretary

ANN GAWORECKI
Director

FRANK MENDEL
Director

DR. TERRI GRATES DAY
Director

COUNTY REPRESENTATIVE

GREGORY MALTA, SR.—District 1
Herkimer County Legislator

COUNSEL

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

MINUTES

December 18, 2025

Herkimer Local Development Corporation

The Herkimer Local Development Corporation held a regular meeting of the Board of Directors on Thursday December 18, 2025 immediately following the Herkimer County Industrial Development Agency board meeting. 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 ID: 864-4681-6879 and passcode: 226094. 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 Vincent (Jim) Bono called the meeting to order at 9:01am.

The following members were present in person and answered the roll call: Vincent (Jim) Bono, Tim Day, Frank Mendl, and Dr. Terri Grates Day. **Quorum Present (4)**

Members Absent: Cory Albrecht, Ann Gaworecki, Robert Davenport

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

Also Present in Person: Herkimer County Legislator Anthony J. Lucenti, and Herkimer County Legislator Greg Malta Sr.

Also Present Virtually: Shannon Wagner, Hodgson Russ LLP

Minutes: The meeting minutes of the board meeting on November 25, 2025 were offered for review. **Dr. Terri Grates Day moved, seconded Tim Day by to approve the minutes as presented. The motion carried with 4 ayes and 0 naves.**

Financial Reports:

November Financial Reports: The following financial reports were offered for review and approval: November 2025 Financial Report, Balance Sheet, and Masonic Appropriation: **Tim Day moved, seconded by Frank Mendl to approve all financial reports as presented. The motion carried with 4 ayes and 0 naves.**

Charlestown: Drilling was planned to start this week; however, weather conditions will determine whether it moves forward or is delayed. An update will be shared at the next meeting. **This item was for discussion only.**

Masonic: The Agency is currently waiting to receive grant information before moving forward with the next steps for this project. While work is temporarily paused until the required paperwork is completed, there has been interest from several developers in the site. The use of historic tax credits would play an important role in supporting future redevelopment. The Agency will share additional updates as more information becomes available. **This item was for discussion only.**

Bills School: Application: The board was presented with an authorizing resolution prior to the meeting. Upon review and discussion, **Tim Day made the following motion;**

RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION WITH THE HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY").

Seconded by Frank Mendl, the motion carried with 4 ayes and 0 naves. The official resolution is attached to the original minutes. Resolution No.: 12-17

Member voting requested via roll call as follows:

| | |
|----------------------|--------|
| Cory Albrecht | ABSENT |
| Tim Day | YES |
| Ann Gaworecki | ABSENT |
| Vincent James Bono | YES |
| Frank Mendl | YES |
| Dr. Terri Grates Day | YES |
| Robert Davenport | ABSENT |

Being no other business, Frank Mendl moved, seconded by Tim Day to adjourn at 9:05 AM. The motion carried with 4 ayes and 0 naves.

Respectfully Submitted,



Nicole Farber
Administrative Assistant