

## Herkimer County Industrial Development Agency

### 2025 Operations & Accomplishments

#### **About the Agency:**

The Herkimer County Industrial Development Agency is a public benefit corporation created by the Herkimer County Legislature under the New York State Industrial Development Agency Act of 1969. The mission of the Agency is to deliver economic incentives to business and industry to diversify and strengthen Herkimer County's tax base and enhance community vitality by supporting job creation, housing, business and industrial development and community revitalization. We strive to develop the local economy in an organized, sustainable, and environmentally beneficial manner.

The Agency has a volunteer seven-member board of directors appointed by the Herkimer County Legislature, the Board of Directors appoints the Chief Executive Officer (CEO) and the CEO recommends staff positions to the Board of Directors. The Agency is supported financially by project and administrative fees, and funding from Herkimer County. As of December 31, 2025 the operating staff consisted of John J. Piseck, Jr., CEO; Victoria Adams, Operations Manager; Nicole Farber, Administrative Assistant; and Samantha Canarelli, Marketing & Communications Specialist.

The Agency acts as a coordinating organization for a variety of different loan and corporate financing programs offered by local, regional, state and federal agencies. These programs are used to assist eligible businesses with projects to create and or retain jobs. The Agency keeps abreast of the various programs that are available from these sources and acts in an advisory and administrative capacity to Herkimer County municipalities and businesses.

The Agency is also authorized to offer certain incentives to businesses that are making investments in Herkimer County which will lead to the creation and or retention of jobs. These incentives include access to tax-exempt industrial revenue bond financing; exemption from sales taxes on the purchases and materials used in the construction and equipping of a facility; Mortgage Recording Tax Abatement and a "payment in lieu of taxes" agreement (PILOT) on exempted real property taxes.

The Agency retains general counsel for the purpose of advising and rendering opinions to the officers and Board as to all legal matters relating to administration, operations and financings of the Agency. Counsel shall draft and/or examine and review Agency forms, contracts or other documents for compliance, as necessary.

The Agency has interest in 8 business parks located throughout Herkimer County and is responsible for marketing and overseeing economic development projects within these parks, as follows:

- Frankfort 5S South Business Park (200 acres, at 100% capacity)
- Frankfort 5S North Business Park (36 acres, at 100% capacity)
- Schuyler Business Park (99 acres 100% Capacity)
- Schuyler Business Park Expansion of 188 acres; development of infrastructure is in process; if ongoing negotiations are successful, the park will be at 100% capacity
- Manheim Business Park (30 acres, under contract)
- West Frankfort Industrial Park (60 acres, at 100% capacity)
- Four Corners Business Park (76 acres, 0% capacity, marketing efforts are ongoing)

- Russell Farm (26 acres, under contract)

The Agency consistently seeks out funding sources as needed to assist with and complete certain economic development projects.

The Agency operates in accordance with the policies and procedures required by the New York State Public Authority Reform Act, and continue to review, update and adopt policies and procedures to meet the various reporting requirements.

The Agency is required to carry various insurance policies and as an independent operating entity and is subject to all state and federal payroll and unemployment insurance reports.

## 2025 Accomplishments

### IDA Financing Projects

- Verde Associates, LLC – A 60 acre parcel is under purchase/sale contract with a development company to construct a 500,000 to 800,000 manufacturing facility
- Stark Development – Acquired 4 acres to construct a facility and material yard for a roofing company
- Local Gas, LLC has constructed a convenience store
- Ryan Aldrich Trucking, LLC has constructed a trucking facility
- Solar projects under construction in 2025 include; Flat Hill Solar NY, LLC; Grassy Knoll Solar NY, LLC; Hills Solar NY, LLC; Watkins Road Solar NY, LLC; HCCC Solar, LLC; and Herkimer Solar, LLC
- Masonic Building – The Herkimer Local Development Corporation was provided benefits for the Masonic Building on Herkimer’s main street. The building will be rehabilitated to house the office of the Herkimer County IDA, shared office space, a certified kitchen, and conference room.
- Bills School - The Herkimer Local Development Corporation was provided benefits for the former LW Bills School with closing expected to occur in January 2026. The building will be rehabilitated into housing.
- Turbo Machined Products – The company constructed a 7,200 square foot expansion to their facility to manufacture F100 military airport parts.
- Turin Hoefler Ave, LLC – The company purchased the 1,000,000 square foot former Remington Arms facility in Ilion, NY to prepare for revitalization.

The Agency approved lease/leaseback, PILOT arrangement, NYS sales and use tax, and/or mortgage recording tax exemptions for:

- Turin Hoefler Ave, LLC
- Turbo Machined Products
- DNA Hoops (received sales tax abatement only)
- Bills School

2 of the projects closed in 2025, Retaining 40 jobs, creating 5 new jobs; total investment of \$7,967,247

- Turin Hoefler Ave, LLC - \$2,744,213 investment
- Turbo Machined Products - \$5,223,034 investment; retaining 40 jobs; creating 5 new jobs

\$3.42 million dollars in payments to area municipalities and school systems were administered in 2025 through Payment In Lieu of Taxes (PILOT's) by the Agency. All funds collected are distributed to the local taxing jurisdictions bringing much needed tax dollars to the jurisdictions as well as assisting businesses to locate and expand to Herkimer County.

**Other Development:**

Purchased in 2021, 2571 Higby Road, Town of Frankfort, development is continuing on this 26 acre parcel adjacent to the Frankfort 5S South Business Park. Zoning has been changed to planned development. Water and sewer services has been extended to the property. A developer is under contract and is conducting due diligence. The Agency was awarded a Fast NY Grant to assist in funding additional infrastructure improvements.

Development continues at Schuyler Business Park. The park is currently home to Local Gas convenience store, Ryan Aldrich Trucking and Sawing, Colucci Trucking, Wilcor International, Pepsi Distribution Center, Home Depot Distribution Center, and The Fountainhead Group. In 2025 Stark Development acquired 4 acres to construct an office facility and material yard for a roofing company alongside additional shared tenant buildings. Contract negotiations are underway with Verde Associates, LLC for the purchase of approximately 60 acres. Significant improvements were made to the entryway to the park allowing traffic to flow in and out of the park with ease. A traffic signal is being installed at the entryway to improve the safety of motorists entering and exiting the park. This project is expected to be completed in the spring of 2026.

Manheim Business Park has a developer under contract and due diligence is underway. The developer intends to purchase all 30 acres of the park. The construction of a water tower is expected to occur in the fall of 2026.

Several studies have been completed in order to determine viable sites for developing, including:

- Former Chips Gas Station, Frankfort, NY
  - The structure on this site was removed and the NYS Comptroller's Office has removed tanks. The lot will be turned over to the town. The Agency is partnering with Herkimer County to apply for grant funding to assist in the construction of a trail head to allow connectivity to the Empire State Trail.
- Four Corners Business Park, Town of Schuyler
  - The Agency purchased this land and is marketing the site for development
- Masonic Building, Main Street, Village of Herkimer
  - This site was obtained by the Herkimer Local Development Corporation and redevelopment is underway
- Former Duofold Building, Village of Ilion
  - The funding stack for redevelopment is underway, several grant applications and awards are in process
- Newport School
  - Studies have been complete. Removal of the structure is underway
- Ames True Temper/Union Tool – negotiations are ongoing
- Former Remington Arms facility
  - A developer has purchased the facility and is preparing for redevelopment

- Former Charlestown Mall – negotiations are ongoing; environmental assessments are continuing to gain insight on potential contamination
- Former Bills School – The site was obtained by the Herkimer Local Development Corporation and marketing efforts are ongoing with the intent of redeveloping the site into housing.

### **Grants:**

The Agency administered the following grants:

- NYS Homes & Community Renewal:
  - CDBG Microenterprise (\$300,000)
  - Awards have been made to Grippe’s Property Management LLC, Mrs. Shake, Juliano Farms, The Velvet Dog, Avot LLC, SurePrint Pack N Ship, Melfe’s Shoes, and Timeless Salon
- NYS Department of State:
  - Village of Herkimer BOA (\$192,500)
    - a brownfield area assessment in the Village of Herkimer
  - County Wide BOA (\$270,000)
    - conduct a county wide brownfield opportunity area assessment
  - Restore NY – Masonic Building (\$1,000,000)
    - Redevelopment of the Masonic Building on Main Street, Village of Herkimer
- Empire State Development:
  - Restore NY (Duofold) (\$2,000,000)
  - Site Alternatives Analysis (Remington) (\$200,000)
  - Fast NY (Schuyler Business Park) (\$4,372,413)
    - Entryway Improvements, Traffic Signal, and water tower
  - Fast NY (Russell Farm) (\$7,926,181.20)
    - Infrastructure Improvements
  - Manheim Business Park CFA (\$800,000)
  - County Infrastructure Improvement (Manheim Business Park) (\$500,000)
- Environmental Facilities Corporation:
  - Water Infrastructure Improvement (WIIA) (Manheim Business Park) (\$2,418,000)
- US Environmental Protection Agency:
  - Brownfield Assessments (\$500,000)
    - complete environmental site assessments in Herkimer County
- National Grid:
  - Environmental Assessment (Charlestown) (\$7,375)
  - Environmental Assessment (Charlestown) (\$17,625)

### **Loan Funds:**

The Agency completed the administration for a Small Business Revolving Loan/Grant Fund which was created in 2009. The Agency will continue to seek additional funding sources to replenish the fund.

The Agency completed the administration of two other loans; one from the Small Cities RLF and the other through the USDA Intermediary RLF.

**Other:**

Continue to develop a rapport with all local governments in the county educating them on the benefits of the IDA; the availability of sites/buildings for expansion; economic development grants for downtown revitalization and the Consolidated Funding Application. Attend monthly meetings routinely.

Agency staff continue to attend events lead by the New York State Economic Development Council

**Other Administrative Items**

Continue to comply with all financial and New York State requirements including annual independent audits and fulfilling New York State Authorities Budget Office requirements.

Continue posting all required policies, documents and notifications required under the Authorities Budget Office requirements to the Agency web site.

Complete administrative, operational, and monitoring functions of the Agency.

Fulfill reporting requirements to the EPA, Empire State Development, Environmental Facilities Corporation, Northern Borders Regional Commission, NYS Office of Community Renewal, Department of State, Fair Housing and Performance Assessment Reporting requirements to the US Department of HUD.

Administration of the revolving loan funds and PILOT's including calculating, billing, tracking, collecting and banking duties.

Accounts payable, receivable and payroll functions and reporting.

Prepare reports and assist the CPA with the annual audit

Complete and submit all required annual ABO reports to the State according to the required schedules.

The Agency continues to market the available assets within the county and respond to all leads and potential business prospects. We respond to numerous calls and inquiries on a daily basis and are able to respond quickly and accurately to potential clients. The priority for the Agency is to help create or retain job opportunities within Herkimer County by both assisting existing area industries and by marketing the area to prospective new industries.