



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

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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

January 27, 2026

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 January 27, 2026 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.

Chairman Vincent (Jim) Bono lead the Pledge of Allegiance, and called the meeting to order at 8 am

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

Members Absent: Robert Davenport, Dr. Terri Grates Day

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

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

Also Present Virtually: Anthony Hallak, Felt Evans LLP., Michael Zahler, Hodgson Russ LLP, Shannon Wagner, Hodgson Russ LLP, Tyler Clemons, Legislative Communications Director, and Elaine Sperbeck, Herkimer County Resident

Mission Statement: Samantha Canarelli read the Agency's mission statement.

Minutes: The meeting minutes of the board meeting on December 19, 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 naves.**

Bills School Minutes: The minutes from the Public Hearing held on December 17, 2025 were presented for review. **Cory Albrecht moved, seconded by Tim Day to approve the minutes as presented. The motion carried with 5 ayes and 0 nays.**

Financial Reports: December Financial Reports: The December 2025 Financial Report, Balance Sheet, Check Register, and PILOT Report were reviewed. After discussion. **Tim Day moved, seconded by Cory Albrecht to approve all financial reports as presented. The motion carried with 5 ayes and 0 nays.**

Marketing Update: Samantha Canarelli provided a marketing update highlighting continued progress across the Agency's initiatives. Social media platforms are being actively refreshed to drive engagement and strengthen the Agency's visibility. Efforts are underway in preparation for the Brownfield Summit (April 21–22), and Samantha has developed two dynamic advertisements promoting the February EDC Conference. Looking ahead, she continues to enhance the Agency's social media presence and website, including a commercial real estate session designed to connect agents with property holders, in support of community engagement and the Agency's ongoing growth. **This item was for discussion only.**

PILOT Reporting Overview: Victoria Adams provided a comprehensive update and overview regarding the PARIS report, which is required to be submitted annually to the Authorities Budget Office and is due by March 31, 2026. Victoria will be compiling and processing the required data over the coming months to ensure all required information is accurately compiled, formally presented to the Board for review and approval, and submitted to the ABO in full compliance with reporting requirements and established deadlines. **This item was for discussion only.**

Microenterprise Grant: Victoria Adams provided an update on the Herkimer County Microenterprise Grant Program. Since the prior meeting, the Agency has requested the remaining funds awarded to SurePrint and is expecting receipt of those funds momentarily. A draw request for Timeless Salon is currently in process; once funds are received, the business will proceed with its next planned purchase. Victoria reported that the program is nearing finalization, with an anticipated remaining balance of approximately \$53,000, all of which has already been fully awarded. The Agency continues to work with Melfe's to complete their final drawdown, which is expected within the next week. At this time, the grant program has expended approximately 82% of the available funding, allowing the Agency to begin scheduling a public hearing and initiating the closeout process. Upon completion of all anticipated drawdowns, the program funds are expected to be fully expended, and the Agency remains on track to meet the established program deadline. **This item was for discussion only.**

Herkimer County IDA 2025 Bowers and Co. Audit: The Agency received paperwork for the annual audit in December and has been actively working to compile and provide all requested information. The cost of the audit for the IDA is \$20,100.00. Following discussion. **Tim Day moved, seconded by Cory Albrecht to approve the audit agreement as presented. The motion carried with 5 ayes and 0 nays. Resolution No.: 12726-01**

Herkimer County LDC 2025 Bowers and Co. Audit: The Agency reported that it is also working to compile and provide all requested information for the LDC audit. The cost of the audit is \$9,000.00, Following discussion. **Cory Albrecht moved, seconded by Tim Day to approve the audit agreement as presented. The motion carried with 5 ayes and 0 nays. Resolution No.: 12726-02**

Strategic Plan: The item was moved to February. The Agency will reach out to Brittany Davis, founder of Focus, a consulting practice that supports leaders, organizations, businesses, teams, and communities in gaining clarity. The Board requested a meeting with Ms. Davis to further discuss available options and next steps. **This item was for discussion only.**

Retainer Agreement for Felt Evans: The Agency reported receipt of a letter from Felt Evans regarding an updated retainer agreement reflecting an increase in pricing. This marks the first adjustment to the retainer rate since 2022. Following discussion. **Cory Albrecht moved, seconded by Tim Day to approve increase in retainer as presented. The motion carried with 5 ayes and 0 nays. Resolution No.: 12726-03**

AEDC Sponsorship: AEDC sponsorship opportunities include a variety of events and programs designed to recognize and support the contributions of individuals and organizations. This sponsorship represents a continuation of partnerships previously utilized by the Agency and carries an annual cost of \$5,000. Additionally, AEDC has received an EPA grant for brownfield assessments, which the Agency plans to align and coordinate with as part of its ongoing initiatives. Following discussion. **Tim Day moved, seconded by Cory Albrecht to approve sponsorship as presented. The motion carried with 5 ayes and 0 nays. Resolution No.: 12726-04**

HMQ 1890 LLC – Litigation: The Agency advised that it was improperly served in the matter involving HMQ 1890 LLC. Mr. Piseck confirmed that the Agency holds no ownership interest in the referenced property. Accordingly, the Agency has been formally dismissed from the litigation. **This item was for discussion only.**

Schuyler Business Park Entryway Change Order: The Agency has conducted multiple discussions regarding the entrance to Schuyler Business Park. Adjustments are required to the turn lane to improve truck safety during enter and exit. Currently, the project is at a standstill due to the pending installation of traffic signals, which remain on backorder and are not expected to arrive until April or May. In response, the Agency has submitted a change notice to provide funding to the vendor for work completed to date. Further discussions are ongoing to coordinate next steps and ensure project continuity once materials are available. Following discussion. **Tim Day moved, seconded by Cory Albrecht to approve order change not to exceed \$1,740,527.61 as presented. The motion carried with 5 ayes and 0 nays. Resolution No.: 12726-05**

EPR Water Final Authorizing Resolution: The Final Authorization Resolution was removed from the agenda pending receipt of the required documentation. **This item was for discussion only.**

Feldmeier Equipment & Expansion Financial Assistance:

- **79 Riverside Application & CBA:** The current structure will be demolished, and a new building will be constructed to support Feldmeier’s needs. Required applications must be completed before the project can proceed. **This item was for discussion only.**
- **Authorization to Schedule Public Hearing:** 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 CHIEF EXECUTIVE OFFICER OF HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF FELDMEIERS EQUIPMENT, INC. AND 79 RIVERSIDE LLC.

Seconded by Cory Albrecht, the motion carried with 5 ayes and 0 nays. The official resolution is attached to the original minutes. Resolution No.: 12726-06

- **245 Riverside Application & CBA:** Feldmeier will be expanding the current facility at this location. Completion of the required applications is needed before the project can move forward. **This item was for discussion only.**
- **Authorization to Schedule Public Hearing:** The board was presented with an authorizing resolution prior to the meeting. Upon review and discussion, **Cory Albrecht made the following motion;**

RESOLUTION AUTHORIZING THE CHIEF EXECUTIVE OFFICER OF HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF FELDMEIERS EQUIPMENT, INC.

Seconded by Tim Day, the motion carried with 5 ayes and 0 nays. The official resolution is attached to the original minutes. Resolution No.: 12726-07

Ivy Gardens- Small Project: Moved to executive session.

Water Transmission Line: The Agency has engaged an independent engineering consultant to review proposals, mapping plans, and reports related to the proposed water transmission line. To date, a total of \$11,792.50 has been paid for these services. Mr. Piseck is requesting approval of additional funds, not to exceed \$10,000.00, to cover an anticipated invoice. Any further discussion or detailed information will be addressed in executive session. **Tim Day moved, seconded by Frank Mendl to approve additional funds as presented. The motion carried with 5 ayes and 0 nays. Resolution No.: 12726-08**

Cory Albrecht moved, seconded by Tim Day to enter into executive session at 9:18am to discuss matters of litigation. All board members, John Piseck, Victoria Adams, Nicole Farber, Samantha Canarelli, Anthony J. Lucenti, Pete Campione, Greg Malta Sr. were invited to stay. Michael Zahler and Shannon Wagner were invited to stay virtually.

Cory Albrecht excused himself @ 9:19am

Cory Albrecht returned at 9:35am.

Tim Day moved, seconded by Cory Albrecht to end executive session at 9:56am. The motion carried with 5 ayes and 0 nays.

Comments Welcome from Expected Officials- None

Project Updates:

- 2025 Evaluation of Board Performance
- Real Estate Information Session – January 30th@ 10am
- 2026 EDC Conference – February 10th and 11th
- County Wide BOA update – Site tour February 12th and 13th
- Legislative Breakfast – February 13th @ 7:30am
- Annual Audit – Bowers February 19th
- 2026 Brownfield Developers Summit – April 21st and 22nd

Being no other business, Tim Day moved, seconded by Frank Mendl to adjourn at 10:01AM. The motion carried with 5 ayes and 0 nays.

Respectfully Submitted,



Nicole Farber
Administrative Assistant