



APPLICATION TO
HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY
FOR FINANCIAL ASSISTANCE

SECTION 1: APPLICANT INFORMATION:

Company Name: Pacemaker Steel and Piping Co., Inc. (or an entity to be formed on its behalf)
Address: 501 Main Street
Utica, New York 13501
Product/Services: Steel and aluminum construction and HVAC raw materials
Phone No.: 315-235-2680
Email Address: revans@pacemakersteel.com
Fed ID No.: NAICS Code: 423510
Contact Person/Title: Richard W. Evans, President

Principal Owners/Officers/Directors:
(list owners with 15% or more in equity holdings with percentage ownership)

See attached
[Three blank lines for listing owners]

Corporate Structure (attach schematic if Applicant is a subsidiary or otherwise affiliated with another entity)

Form of Entity:

- X Corporation
Partnership
General or Limited;
Number of general partners;
If applicable, number of limited partners
Limited Liability Company/Partnership (number of members)
Sole Proprietorship

If a corporation, partnership, limited liability company/partnership:

Date of establishment 1956 (NY) and 2001 (DE)
Place of organization Delaware

If a foreign organization, is the Applicant authorized to do business in the State of New York? Yes

APPLICANTS' COUNSEL

Name: Linda E. Romano, Esq.
Address: 501 Main Street
Utica, New York 13501
Phone No.: 315-738-1223
Email: lromano@bsk.com

SECTION 2: PROJECT INFORMATION:

A) Describe the proposed project, acquisition, construction or reconstruction in as much detail as possible.

See attached

B) Project Description (check all applicable)

Manufacturing

Warehousing/Distribution

Tourism Destination Facility

Retail*

Other – Specify _____

*If the Project has a retail component, please complete SECTION 6 of this application – the Retail Questionnaire.

C) Name of all sub-lessees or other occupants of the facility:

Applicant will occupy entire facility

D) Principals of any sub-lessee or occupant.

N/A

SECTION 3: COST BENEFIT ANALYSIS:

A) Estimate Project Costs (where applicable)

1. Land	\$ 1,000,000
2. Building	\$ 9,000,000
3. Renovation Costs	\$ 3,000,000
4. Machinery and Equipment	\$ 3,400,000
5. Soft Costs	\$ 500,000
6. Legal Costs	\$ 100,000
7. Other (specify)	\$ 0
8. Total Estimated Project Amount	\$ 17,000,000

Of the above amount, total dollar value of labor and materials to be sourced within the Mohawk Valley Regional Economic Development Council Region (Herkimer, Oneida, Fulton, Montgomery, Schoharie, and Otsego Counties) \$ 6,400,000

B) Financing (Source of funds where applicable)

1. Bank	\$ 8,000,000
2. Private Funds Invested	\$ 5,300,000
3. Industrial Revenue Bond	\$ 0
4. Other	\$ \$ 3,000,000 ESD/CFA Grant \$ 700,000 HUD Community Development Block Grant
5. Total (should equal SECTION 3.A.8)	\$ 17,000,000

C) Financial Assistance Requested (Proposed Benefit Estimates) (Please note n/a in any line where you are not seeking assistance)

1. Type of Financing: _____ Tax-Exempt _____ Taxable	<input checked="" type="checkbox"/> Straight Lease
2. Amount of Bonds Requested:	\$ <u>N/A</u>
2. A Estimated interest savings on Issuance by the Agency of Industrial Revenue Bonds	\$ <u>N/A</u>
3. Amount of New Mortgage (s) required for project:	\$ <u>8,000,000</u>
3.A. Mortgage Recording Taxes Exemption (1% of total proposed mortgage amount)	\$ <u>80,000</u>
4. Project-Related Costs Subject to Sales Tax:	\$ <u>3,000,000</u>
4.A. NYS Sales and Compensating Use Tax (State 4% + Local 4.25% = Total 8.25%)	\$ <u>247,500</u>
5. Real Property Tax Exemptions (See "Property Tax Exemption" table below, Column C minus Column B. The Agency can assist with this estimation at your request.)	\$ <u>168,033</u>
Total Estimated Value of Tax Exemptions (Total of 2.A, 3.A, 4.A, & 5)	\$ <u>495,533</u>

D) Real Property Tax Exemption

Please use the table below to list estimated real property exemption by year. In ‘Column A’ enter the tax revenue generated by all applicable parcels absent a project. Typically, this value is calculated for the current year and then escalated at 2% per year for the duration of the would-be PILOT term. In ‘Column B’ enter the estimated value of the PILOT payments for each year through the duration of the PILOT term. In ‘Column C’ enter the property taxes that the Project would otherwise pay, but-for the PILOT abatement, on the full assessed value. Typically, this value is calculated for the current year and then escalated at 2% a year for the PILOT term. Each column should have an equal number of entries for the entire length of the of PILOT.

Year	<u>Column A</u> Property Tax Without the Project	<u>Column B</u> Estimated PILOT Payments	<u>Column C</u> Estimated Property Taxes on Full Assessment
1	168,981.32	100,928.05	201,856.11
2	172,360.94	111,020.86	205,893.23
3	175,808.16	121,113.66	210,011.09
4	179,324.33	131,206.47	214,211.32
5	182,910.81	141,299.28	218,495.54
6	186,569.03	151,392.08	222,865.45
7	190,300.41	161,484.89	227,322.76
8	194,106.42	171,577.69	231,869.22
9	197,988.55	181,670.50	236,506.60
10	201,948.32	191,763.30	241,236.73

Attach more sheets as necessary.

Column A: The amount of tax due in each year if the Project that is the subject of this application does not occur.

Column B: The estimated PILOT amounts for each year.

Column C: The hypothetical value of property tax payments as if the Project moves forward and the property is fully taxable.

E) Employment Information/Job Creation

*The Agency uses the following standard when reporting **FTE – Full Time Equivalent** jobs: Full-time equivalent is a ratio that compares the number of hours worked during a pay period by an employee to the number of work hours during the pay period that equates to full time employment. For example, an employee who works hours equal to full time is 1.0 FTE. An employee who works half the hours of full-time employment is 0.5 FTE, while an employee that works one-third the hours of full-time employment would be considered .3 FTE. Please contact the Agency for assistance if needed.*

Please estimate the number of jobs (both retained and created) associated with the operations of the Project subject to this application:

Previous Year	Current Year	Year 1	Year 2	Year 3
46	47	51	53	54

For year 3, total number of jobs retained: FTE 47

For year 3, total number of jobs created: FTE 7

For the jobs that will be created and retained as a result of this project, please provide more information below.

The tables below capture the number of jobs created and retained in the first three years of operations as the Project reaches employment stability. Do not include construction phase employment below. Also note, the following tables should be **cumulative**. In other words, jobs that are created in Year 1 and expected to be retained through Year 3, should be included in each of the three tables below. Therefore, in most cases, job counts in Year 3 should be greater than, or equal to, jobs in Year 1.

In the ‘Description’ tab please enter the job title for each position. In the ‘NAICS Code’ column enter the NAICS code associated with each position. If NAICS Code is unknown, please use the keyword search function in the following link to find the most appropriate code: <https://www.census.gov/naics/>. Enter the **cumulative** job count and the average salary for each position in the ‘Count’ and ‘Average Salary’ columns respectively. Attached additional sheets as needed.

Year 1

Description	NAICS Code	Job Count	Average Salary
Truck Driver	423510	8	\$72,326
Warehouse	423510	11	\$64,538
Operating	423510	29	\$82,148
Executive	423510	3	\$225,079

Year 2

Description	NAICS Code	Job Count	Average Salary
Truck Driver	423510	8	\$74,495
Warehouse	423510	12	\$66,474
Operating	423510	30	\$84,612
Executive	423510	3	\$231,831

Year 3 (Stabilization and thereafter)

Description	NAICS Code	Job Count	Average Salary
Truck Driver	423510	8	\$76,730
Warehouse	423510	12	\$68,468
Operating	423510	30	\$87,150
Executive	423510	4	\$216,590 *

Note: Enter the entire created/retained job count for the Project in Year 3, even if full employment won't occur until a later year.

Please note any proposed fringe benefits for jobs to be created by job title. In this section please also indicate whether, and the extent to which, the project will provide onsite daycare facilities.

All employees are offered healthcare and pension benefits. There will be no on-site daycare.

Estimate number of construction jobs to be used for this project: FTE 24

* Average salary decreases in Year 3 accounting for starting salary of new executive hire

F) Other Benefits

In this section, please list any other public and/or private benefits associated with the Project. Wherever possible, please quantify those benefits. (If necessary, please use an attachment to describe and quantify those amounts for each year of the PILOT.) Examples of such quantifiable benefits would include hotel occupancy tax, retail sales tax, host community benefit payments, etc. Please also describe any non-quantifiable benefits if applicable.

Other Public Benefits: Pacemaker provides first stage manufacturing and value added services. Increasing our efficiencies will support the region's manufacturing, fabrication and contractor industries and respond to the increased demand for steel products. Additionally, many of our vendors pick up materials on site, which means they utilize restaurants and hotels in the area.

As with public benefits, please list any quantifiable or non-quantifiable benefits that accrue to private individuals (royalty payments, solar lease payments, etc.)

Other Private Benefits: N/A

SECTION 4: PROJECT LOCATION/UTILITIES/IMPACT

- A) Project Address: 232 Industrial Park Drive and [no number] Industrial Park Drive
Town of Frankfort
- B) Are Utilities on Site
Water x Electric x
Gas x Sanitary/Storm Sewer x
- C) Present legal owner of the site R.W. Ramsey Realty Corporation (232 Industrial Park Drive).
- D) Zoning of Project Site: Current: Industrial Proposed: Industrial.
- E) Are any variances needed: No.
- F) Principal use of Project upon completion: Steel processing, distribution, warehouse.
- G) Will the Project result in the removal of a plant or facility of the Applicant from one area of the State of New York to another? Yes.
- H) Will the Project result in the removal of a plant or facility of another proposed occupant of the Project from one area of the State of New York to another area of the State of New York? No.
- I) Will the Project result in the abandonment of one or more plants or facilities located in the State of New York? Yes.

If you answered yes to G-H or I please indicate whether the project is reasonably necessary for the company to maintain its competitive position in the industry. Please explain in detail. Attach supporting documentation.

See attached.

SECTION 5: REPRESENTATIONS BY THE APPLICANT:

The Applicant understands and agrees with the Agency as follows:

- A.) **Job Listings.** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the “DOL”) and with the administrative entity (collectively with the DOL, the “JTPA Entities”) of the service delivery area created by the federal job training partnership act (Public Law 97-300) (“JTPA”) in which the Project is located. The IDA encourages to the fullest extent possible, the hiring of local labor for all construction projects.
- B.) **Annual Sales Tax Filings.** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency. In accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. A copy of such form should be provided to the Agency annually upon submission to the State.
- C.) **Sales Tax Tracking.** The Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance that they will submit to the Agency, a quarterly tracking form (form will be provided) listing all sales tax savings incurred to allow for the Agency to monitor and report to the State as required.
- D.) **Recapture of Benefits.** The Applicant understands and agrees that the benefits received from tax abatements/exemptions shall be subject to recapture in accordance with the Agency’s tax exemption policy. The Agency reserves the right to include in the transaction documents the recapturing of the total value of real property/sales tax exemptions approved for a Project if any of the following conditions arise:
- a. The Project Facility as defined in the PILOT/Lease Agreement is sold or closed and the Applicant leaves or departs Herkimer County.
 - b. There is a significant change in the use of the Project Facility and/or business activities of the Applicant.
 - c. There is a significant reduction in the number of full/part-time jobs at the Project Facility in comparison to what was estimated in the Applicant’s Project Application that are not reflective of the Applicant’s normal business cycle or national economic conditions.
 - d. The Applicant fails to fully comply with all periodic and/or annual reporting requirements of the Agency, State or Federal government.
 - e. The Applicant failed to achieve any minimal new job creation figures specified by and within the time frames specified by the Agency

- E.) **Annual Employment Reports.** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, on an annual basis, reports regarding the number of people employed at the project site in addition to any additional project information as may be required. The Chief Executive Officer shall submit to the Agency prior to February 1st of each year, a written certification setting forth:
- a. Number of full-time equivalent employees at the Project location as of the last date of the prior year
 - b. Number of construction jobs during the fiscal year as a result of the Project
- F.) **Absence of Conflicts of Interest.** The Applicant has received from the Agency a list (see pages 18-19) of the members, officers and employees of the Agency. No member, officers or employee of the Agency has an interest, whether direct or indirect, in any transaction contemplated by this Application, except as hereinafter described:
- None.
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SECTION 6: RETAIL QUESTIONNAIRE (if applicable):

(To be completed by Applicant indicated retail component of the Project in Part 2, Question B of this application).

- A.) Will any portion of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) consist of facilities or property that are or will be primarily used in making retail sales to customers who personally visit the Project? YES x _____ NO _____

For purposes of Question A, the term “retail sales” means (i) sales by a registered vendor under Article 28 of Tax Law of the State of New York (the “Tax Law”) primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

- B.) If the answer to Question A is YES, what percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project? 3.00 %

- C.) If the answer to Question A is YES, and the amount entered for Question B is greater than 33.33%, indicate whether any of the following apply to the Project: N/A

1. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Onondaga and Albany Counties) in which the Project is or will be located?

YES _____ NO _____

2. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services? YES _____ NO _____

3. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block _____ numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year _____ in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates? YES _____ NO _____

If the answer to any of the subdivisions 1 through 3 of Question C is YES, attach details.

- D.) If the answer to any of the subdivisions 2 through 3 of Question C is YES, will the Project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? If YES, attach details. YES _____ NO _____

- E.) State percentage of the Applicant’s annual gross revenues comprised of each of the following:
Retail Sales: 3.00 % Services: 15.00 %

- F.) State percentage of Project premises utilized for same:
Retail Sales: 3.00 % Services: 15.00 %

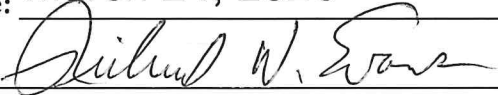
SECTION 7: FINANCIAL INFORMATION (attach the following):

1. Financial Statements for the last three fiscal years.
2. Proforma balance sheet as at start of operations at project site.
3. Projected profit and loss statements for first two years of operation at project site.
4. Projected “cash flow” statement, by quarters, for first year of operation at project site.
5. Detailed site plans
6. Construction budgets or contractor estimates
7. Evidence of current employment, such as NYS-45 Quarterly Report

The Applicant and the individual executing this Application on behalf of the applicant acknowledge that the Agency will rely on the representations made herein when acting on this application and hereby represent that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

Applicant: Pacemaker Steel and Piping Co., Inc.

Date: March 24, 2026

By: 

Name: Richard W. Evans

Title: President

Application Submittal: Submit this application with a general application fee of \$1,000.00. If this application is for Market Rate Housing Benefits, please submit \$2,000.00 which includes a non-refundable application fee of \$1,000.00 and a commitment fee of \$1,000.00 that will be applied at closing; if the project does not close the \$1,000.00 is not refundable.

Make check payable to: Herkimer County Industrial Development Agency, 420 E. German Street, Suite 101A, Herkimer, New York 13350, to the attention of John J. Piseck, Jr., Chief Executive Officer.

Project Fees: The Agency will collect ½ (one-half) of its Project Fee and ½ (one-half) of its Bonding Fee, if a bonding project, at the time of the signing of an inducement agreement. The final half of the Agency fee and Bonding fee will be payable at which time the HCIDA takes title to the Facility, or upon issuance of bonds. The applicant will also be responsible for all HCIDA legal fees related to this project.

Should your company for any reason decide to withdraw this application for financial assistance after submission but prior to completion, you will be responsible for any legal fees involved to that point. In addition, the Agency will assess a fee for services rendered and costs incurred. Should your project be reassigned to another institution, the Agency will collect a fee of \$2,000 for costs incurred due to the reassignment.

Agency fees will be assessed at 1% of the total project cost.

Bonding fees will be assessed at 1% of the total Industrial Revenue bond amount.

The Agency will assess your company an annual administration fee in the form of rent under the Lease Agreement in the amount of \$750.00 for general projects; \$1,500 for solar projects in years 1-5, then increased by \$500 every 5 years throughout the duration of the project; \$1,500 for housing projects in years 1-5, then increased by \$500 every five years throughout the duration of the project.

“This institution is an equal opportunity provider, employer and lender”

HOLD HARMLESS AGREEMENT

Applicant hereby releases the Herkimer County Industrial Development Agency and the members, officers, servants, agents and employees thereof (the "Agency") from, agrees that the Agency shall not be liable for and agrees to indemnify, defend and hold the Agency harmless from and against any and all liability arising from expense incurred by (A) the Agency's examination and processing of, and action pursuant to or upon, the attached Application, regardless of whether or not the Application or the Project described therein or the tax exemptions and other Assistance requested therein are favorably acted upon by the Agency, (B) the Agency's acquisition, construction and/or installation of the Project described therein and (C) any further action taken by the Agency with respect to the Project; including without limiting the generality of the foregoing, all causes of action and attorneys' fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing.

Pacemaker Steel and Piping Co., Inc.

(Applicant)

March 24, 2026

(Date)

Richard W. Evans

(By)

Richard W. Evans

(Name)

President

(Title)

STATE OF NEW YORK)

)ss.:

COUNTY OF ONEIDA)

On the 24th day of March, in the year 2026, before me, the undersigned a Notary Public in and for said State, personally appeared Richard W. Evans, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individuals, or the person or behalf of which the individuals acted, executed this instrument.

Laura S. Ruberto

Notary Public



2025 BOARD MEMBERS & STAFF
HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY

<u>CHAIRMAN</u> Vincent J. Bono	Date Appointed 7/3/2002
<u>VICE CHAIRMAN</u> Cory Albrecht	Date Appointed 4/4/2018
<u>SECRETARY</u> Robert Davenport	Date Appointed 10/28/2025
<u>TREASURER</u> Tim Day	Date Appointed 5/18/2022
<u>DIRECTOR</u> Ann Gaworecki	Date Appointed 8/07/2019
<u>DIRECTOR</u> Frank Mendl	Date Appointed 12/11/2024
<u>DIRECTOR</u> Dr. Terri Grates Day	Date Appointed 10/22/2025

Herkimer County Industrial Development Agency Board Members are appointed by the Herkimer County Board of Legislators and serve at the pleasure of the board.

**ASSISTANT SECRETARY/TREASURER/
HUMAN RESOURCES REPRESENTATIVE**
Victoria Adams

IDA ATTORNEY
Anthony Hallak, Esq.
Felt Evans LLP

CONTRACTING OFFICER
John Piseck

IDA SPECIAL COUNSEL
Charles Malcomb
Shannon Wagner
Hodgson Russ LLP

COMMITTEES

Revolving Loan Committee (12/19/2024):
Audit and Governance Committees (12/19/2024):
Marketing Committee (10/28/2025):
Finance Committee
Claims Auditors

Ann Gaworecki, Cory Albrecht, Bono
Board as a Whole
Tim Day, Dr. Terri Grates Day
Board as a Whole
Ann Gaworecki, Vincent J. Bono

COUNTY REPRESENTATIVE

Gregory Malta, Sr. – District 1
Herkimer County Legislator

Board Meetings held the last Tuesday of every month at 8:00 AM (subject to change)
At the Herkimer County Chamber of Commerce, Conference Room 420 E. German St., Herkimer

STAFF

John J. Piseck, Jr., Chief Executive Officer

John Piseck joined the IDA in February 2018. His experience includes: Sales Engineer for CTM Corporation (15 years); Herkimer County Legislator (4 years); past Chairman of the Board of Directors for the HCIDA; former member of Mohawk Valley Economic Development District; served on Board of Directors for the Creative Core.

Victoria Adams, Operations Manager

Victoria Adams joined the IDA in March 2019. She comes from a financial background in accounting and banking. Victoria performs all financial operations, human resource functions, and administrative tasks for the Agency under the direction of the Chief Executive Officer.

Nicole Farber, Administrative Office Assistant

Nicole joined the HCIDA in July 2025. Previous experience was in Account Management for Environmental Services and Sustainability. Performs financial operations, and administrative tasks for the Agency under the direction of the Chief Executive Officer.

Samantha Canarelli, Marketing & Communications Specialist

Samantha joined HCIDA in September 2025 as the Marketing and Communications Specialist. She brings a background in banking and holds an MBA with a concentration in marketing. At HCIDA, she leads efforts in marketing strategy, digital outreach, and brand communication.

Attachment to Application for Financial Assistance Pacemaker Steel and Piping Co., Inc.

SECTION 1: APPLICANT INFORMATION

Shareholders with 15% Or more equity:	LER Pacemaker Trust	43.0495%
	JFR Pacemaker Trust	43.0495%

Directors:

Linda E. Romano
John F. Romano
Richard Evans
Jeffrey Ulrich
Timothy Reed

Officers:

Chairman	Linda E. Romano
President	Richard W. Evans
Chief Operating Officer	Richard W. Evans
General Counsel	Linda E. Romano
Chief Financial Officer	Joanne L. Croop
Corporate Exec. Vice President	Jeffrey P. Ulrich
Treasurer	Joanne L. Croop
Secretary	Linda E. Romano
Assistant Secretary	Joanne L. Croop
Assistant Secretary	Laura S. Ruberto

Attachment to Application for Financial Assistance Pacemaker Steel and Piping Co., Inc.

SECTION 2: PROJECT INFORMATION

(A) Proposed Project

Pacemaker Steel and Piping is a full line metal service center. We support manufacturing, steel fabrication, mechanical piping and HVAC contractors, smaller service centers and MRO for large manufacturing plants and surrounding towns and villages. We are also the main supplier for educational welding programs at BOCES, MVCC and HCCC. Our Utica location delivers to our customers in a 150 mile radius of our facilities with our fleet of nine trucks.

Pacemaker is acquiring a 141,072± square foot manufacturing facility situated on a 18.70± acre parcel of land located at 232 Industrial Park Drive in the Town of Frankfort, and the 7.40± acre adjacent parcel of vacant land.

Major building renovations will include (i) elimination of columns in the middle of the building to install our main crane; (ii) installation of 20' doors on the west and east sides of the building to allow trucks to drive through the building; (iii) installation of a three-bay crane system with six bridges; (iv) installation of a state-of-art racking system; (v) acquisition and installation of new processing equipment (including saws and shears); (vi) acquisition and installation of new electric forklifts (to replace propane forklifts); and (vii) acquisition and installation of ERP software (to upgrade current software).

Some preliminary additional detail is below.

Inventory additions

208 STEEL BARS
213 STEEL TUBING
215 STEEL COIL
214 GRATING
203 STEEL BEAMS
202 STEEL CHANNEL
006/007 ALUMINUM BAR AND TUBING
035 STAINLESS SHEET
111 STEEL PIPE

Processing

- ½" 12' plate shear
- Larger bundle cutting vertical band saw
- Large chop saw for rebar cutting
- Pipe threading machine

Attachment to Application for Financial Assistance Pacemaker Steel and Piping Co., Inc.

SECTION 4: PROJECT IMPACT

This project would replace five existing inefficient facilities that the company has outgrown. This has limited the ability of Pacemaker to expand product offerings as well as the capacity to grow internally. Additional benefits will be achieved by providing customer support with additional processing capability not currently offered. Additional storage and processing capacity will allow the company to expand delivery points.

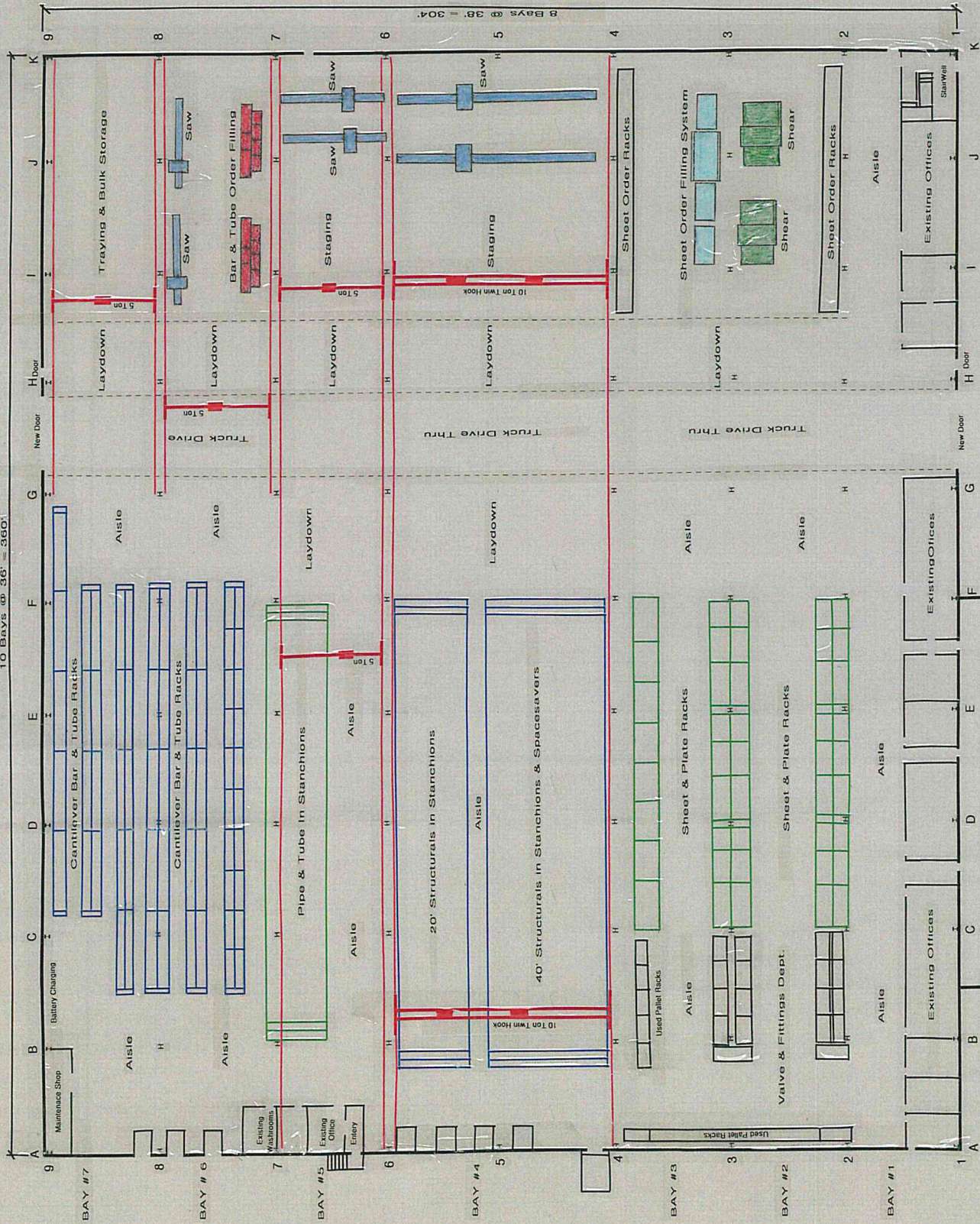
Pacemaker currently operates out of five century-old buildings in the City of Utica, which is inefficient and costly. We have become effective unloading and loading product throughout the buildings, but this is hindering efficiencies. In spite of this we have been able to grow our business but feel that we have approached capacity. We are losing our competitive edge due to the limitations of our existing facilities. We are using our Binghamton operation to assist but that is causing increased costs with manpower and trucking.

Pacemaker has been actively searching for over 25 years for a building large enough to incorporate all of its inventory, equipment and staff. One of our biggest challenges has been identifying a building with ceilings high enough to support our crane systems. The building at 232 Industrial Park in Frankfort is a perfect facility for us. The 120,000 square feet of space gives us 40% more space than we currently have.

We will also become more efficient as a single facility will eliminate the need to handle material multiple times. The increased space will also help us expand our processing capabilities. Many of our manufacturers are requiring us to process the material they purchase from us so that it can go directly into their manufacturing lines upon receipt. We will also be able to increase our delivery service with the increase in capacity.

PACEMAKER STEEL

NEW WAREHOUSE
10 Bays @ 36' = 360'



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Pacemaker Steel and Piping Co., Inc.			
Name of Action or Project: Pacemaker Steel - Consolidation and Relocation Project			
Project Location (describe, and attach a location map): 232 Industrial Park Drive and [no number assigned] Industrial Park Drive, Town of Frankfort, Herkimer County, New York			
Brief Description of Proposed Action: Pacemaker is acquiring a 141,072± square foot manufacturing facility situated on a 18.70± acre parcel of land located at 232 Industrial Park Drive in the Town of Frankfort, and the 7.40± acre adjacent parcel of vacant land. Major building renovations will include (i) elimination of columns in the middle of the building to install our main crane; (ii) installation of 20' doors on the west and east sides of the building to allow trucks to drive through the building; (iii) installation of a three-bay crane system with six bridges; (iv) installation of a state-of-art racking system; (v) acquisition and installation of new processing equipment (including saws and shears); (vi) acquisition and installation of new electric forklifts (to replace propane forklifts); and (vii) acquisition and installation of ERP software (to upgrade current software).			
Name of Applicant or Sponsor: Pacemaker Steel and Piping Co., Inc.		Telephone: 315-235-2680 E-Mail: revans@pacemakersteel.com	
Address: 501 Main Street			
City/PO: Utica		State: NY	Zip Code: 13501
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building permit, Town of Frankfort Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		26.1 acres	
b. Total acreage to be physically disturbed?		1.0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		26.1 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional

Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

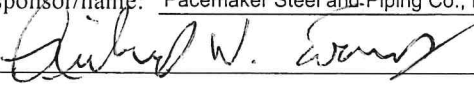
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Pacemaker Steel and Piping Co., Inc. Date: March 24, 2026

Signature:  Title: Richard W. Evans, President