



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

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

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

**PUBLIC HEARING PURSUANT TO
SECTION 859-a OF
THE GENERAL MUNICIPAL LAW**

Agency	Herkimer County Industrial Development Agency
Project Beneficiary:	Feldmeier Equipment, Inc. and 79 Riverside LLC
Project Location:	59 and 79 Riverside Industrial Parkway (Tax Map ID Nos. 114.75-2-43 and 114.83-1-26) in the City of Little Falls, Herkimer County, New York
Hearing Date:	March 27, 2026
Hearing Time:	9:00 o'clock a.m.
Hearing Location:	City of Little Falls City Hall located at 659 E. Main Street in the City of Little Falls, Herkimer County, New York

Mr. Piseck introduced himself as the Chief Executive Officer of Herkimer County Industrial Development Agency (the "Agency") in connection with the project which is the subject of this public hearing.

Mr. Piseck stated the following:

Today I am holding this Public Hearing to allow citizens to make a statement, for the record, relating to the involvement of the Agency with a project (the "Proposed Project") for the benefit of Feldmeier Equipment, Inc., a New York business corporation (the "Operator") and 79 Riverside LLC, a limited liability company existing under the laws of the State of New York (the "Owner," and, collectively with the Operator, the "Company").

The provisions of Chapter 1030 of Laws of 1969 of New York, constituting Title I of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York as amended, and Chapter 410 of the 1970 Laws of the State of New York, as amended, codified as Section 898 of said General Municipal Law (collectively, the "Act"), authorize the Agency to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining and equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others.

The Proposed Project consists of the following: (A) (1) the acquisition of a leasehold

interest in all or a portion of two (2) parcels of land containing an aggregate of approximately 6.54 acres and located at 59 and 79 Riverside Industrial Parkway (Tax Map ID Nos. 114.75-2-43 and 114.83-1-26) in the City of Little Falls, Herkimer County, New York (the “Land”) together with existing manufacturing and distribution facilities located thereon (the “Existing Facility”), (2) the demolition of the Existing Facility, (3) the construction on the Land of facility to contain approximately 67,500 square feet of space (the “Facility”), and (4) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility, and the Equipment hereinafter, collectively, referred to as the “Project Facility”) all of the foregoing to be owned by the Owner and operated by the Operator, or an affiliate thereof, as a manufacturing facility; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

Purpose of this Public Hearing

Pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”), prior to the Agency providing any “financial assistance” (as defined in the Act) of more than \$100,000 to any project, the Agency, among other things, must hold a public hearing pursuant to Section 859-a of the Act with respect to said project. Since the proposed “financial assistance” to be provided by the Agency with respect to the Proposed Project may exceed \$100,000, then prior to providing any “financial assistance” (as defined in the Act) of more than \$100,000 to the Proposed Project, the Agency must hold a public hearing on the nature and location of the Project Facility and the proposed “financial assistance” to be provided by the Agency with respect to the Proposed Project.

After consideration of the Application, the members of the Agency adopted a resolution on January 27, 2026 (the “Public Hearing Resolution”) authorizing the Chief Executive Officer of the Agency to conduct this public hearing with respect to the Proposed Project pursuant to Section 859-a(2) of the Act. The Chief Executive Office of the Agency caused a copy of the certified Public Hearing Resolution to be mailed to the chief executive officers of Herkimer County, the City of Little Falls and the Little Falls City School District on March 13, 2026.

The Chief Executive Officer of the Agency caused notice of this public hearing to be (A) mailed on March 13, 2026 to the chief executive officers of Herkimer County, the City of Little Falls and the Little Falls City School District and (B) published on March 16, 2026 in the Times Telegram, a newspaper of general circulation available to the residents of City of Little Falls, Herkimer County, New York. In addition, the Chief Executive Officer of the Agency caused notice of this public hearing to be posted on March 13, 2026 on the Agency’s website and on March 16, 2026 on a public bulletin board located at the Little Falls City Hall located at 659 E. Main Street in the City of Little Falls, Herkimer County, New York.

Copies of the notice of this Public Hearing are available on the table.

Mr. Piseck suggested waiving the full reading of the notice of this public hearing, and instead request that the full text of the notice of this public hearing be inserted into the record of this public hearing.

The following is the published notice:

Notice is hereby given that a public hearing (the “Public Hearing”) pursuant to Section 859-a(2) of the General Municipal Law of the State of New York (the “Act”) will be held by the Herkimer County Industrial Development Agency (the “Agency”) on the 27th day of March, 2026 at 9:00 o’clock a.m., local time, at the City of Little Falls City Hall located at 659 E. Main Street in the City of Little Falls, Herkimer County, New York in connection with the following matters:

Feldmeier Equipment, Inc., a New York business corporation (the “Operator”) and 79 Riverside LLC, a limited liability company existing under the laws of the State of New York (the “Owner,” and, collectively with the Operator, the “Company”), submitted an application (the “Application”) to the Agency, a copy of which Application is on file at the office of the Agency, requesting that the Agency consider undertaking a project (the “Project”) for the benefit of the Company, said Project consisting of the following: (A) (1) the acquisition of a leasehold interest in all or a portion of two (2) parcels of land containing an aggregate of approximately 6.54 acres and located at 59 and 79 Riverside Industrial Parkway (Tax Map ID Nos. 114.75-2-43 and 114.83-1-26) in the City of Little Falls, Herkimer County, New York (the “Land”) together with existing manufacturing and distribution facilities located thereon (the “Existing Facility”), (2) the demolition of the Existing Facility, (3) the construction on the Land of facility to contain approximately 67,500 square feet of space (the “Facility”), and (4) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other tangible personal property (collectively, the “Equipment”) (the Land, the Facility, and the Equipment hereinafter, collectively, referred to as the “Project Facility”) all of the foregoing to be owned by the Owner and operated by the Operator, or an affiliate thereof, as a manufacturing facility; (B) the granting of certain “financial assistance” (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes and mortgage recording taxes (collectively, the “Financial Assistance”); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

The Agency is considering whether (A) to undertake the Project, and (B) to provide certain exemptions from taxation with respect to the Project, including (1) exemption from mortgage recording taxes with respect to any documents, if any, recorded by the Agency with respect to the Project in the office of the County Clerk of Herkimer County, New York or elsewhere, (2) exemption from deed transfer taxes on any real estate transfers, if any, with respect to the Project, (3) exemption from sales taxes relating to the acquisition, construction and installation of the Project Facility, and (4) in the event that the Project Facility would be subject to real property taxation if owned by the Company but shall be deemed exempt from real property taxation due to the involvement of the Agency therewith, exemption from real property taxes (but not including special assessments and special ad valorem levies), if any, with respect to the Project Facility, subject to the obligation of the Company to make payments in lieu of taxes with respect to the Project Facility. If any portion of the Financial Assistance to be granted by the Agency with respect to the Project is not consistent with the Agency’s uniform tax exemption policy, the Agency will follow the procedures for deviation from such policy set forth in Section 874(4) of the Act prior to granting such portion of the Financial Assistance.

If the Agency determines to proceed with the Project, the Project Facility will be acquired, constructed and installed by the Agency and will be leased (with an obligation to purchase) or sold by the Agency to the Company or its designee pursuant to a project agreement (the “Agreement”) requiring that

the Company or its designee make certain payments to the Agency.

The Agency has not yet made a determination pursuant to Article 8 of the Environmental Conservation Law (the "SEQR Act") regarding the potential environmental impact of the Project.

The Agency will at said time and place hear all persons with views on either the location and nature of the proposed Project, the Financial Assistance being contemplated by the Agency in connection with the proposed Project, or the proposed plan of financing the proposed Project by the issuance from time to time of the Obligations. A copy of the Application filed by the Company with the Agency with respect to the Project is available for public inspection during business hours at the offices of the Agency. A transcript or summary report of the hearing will be made available to the members of the Agency.

Additional information can be obtained from, and written comments may be addressed to: John J. Piseck, Jr., Chief Executive Officer, Herkimer County Industrial Development Agency, 420 E. German Street, Suite 101A, Herkimer, New York 13350; Telephone: (315) 866-3000.

The comments received today at this public hearing will be presented to the members of the Agency at or prior to the meeting at which the members of the Agency will consider whether to approve the undertaking of the Proposed Project by the Agency and the granting by the Agency of any "financial assistance" in excess of \$100,000 with respect to the Proposed Project.

Written Comments

The notice of this public hearing indicated that written comments could be addressed to: John J. Piseck, Jr., the Chief Executive Officer of the Agency. No written comments have been received by the Agency prior to this public hearing.

Open Public Hearing to the Floor for Comments

Mr. Piseck opened this public hearing for public comment at 9:15 o'clock, a.m.

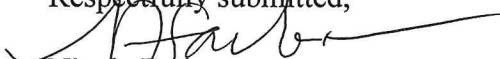
If there is anyone in attendance who wishes to comment on either on the nature and location of the Project Facility or the proposed "financial assistance" being contemplated by the Agency with respect to the Proposed Project, please raise your hand, and I will call on you. Please wait to be recognized, once recognized, please stand and state your name and address for the record.

Formal closure of the Public Hearing

Mr. Piseck stated that there was no one else present who wished to comment and ascertained that at least 15 minutes had passed after the scheduled time for the hearing.

Being no further comments, Mr. Piseck closed this public hearing at 9: 30 o'clock, a.m.

Respectfully submitted,



Nicole Farber
Administrative Assistant



Sign-In Sheet

**Herkimer County Industrial Development Agency
Feldmeier Equipment & 79 Riverside, LLC
Friday, March 27, 2026 @ 9:00 AM
City of Little Falls City Hall
659 E. Main Street, Little Falls, NY 13365**

Name:

Organization:

John Piseck

Herkimer County IDA

Victoria Adams

Herkimer County IDA

Nicole Farber

Herkimer County IDA

Samantha Canarelli

Herkimer County IDA

Deborah Kauffman

Mayor of Little Falls