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Herkimer County Legislator

COUNSEL

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

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

MINUTES

April 28, 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, April 28, 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 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, Ann Gaworecki, Frank Mendl, Robert Davenport, Tim Day, Cory Albrecht and Dr. Terri Grates
Day Quorum Present (7)

Members Absent: None

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

Also Present in Person: Herkimer County Legislator Anthony J. Lucenti, Herkimer County Legislator Greg Malta Sr., Herkimer County Legislator Peter Campione, Anthony Hallak, Felt Evans LLP, Executive Director of Workforce and Economic Development for Herkimer County Community College, Scott Scheible and David Casullo, Daneli Partners.

Also Present Virtually: Shannon Wagner, Hodgson Russ LLP, Michael Zahler, Hodgson Russ LLP, Herkimer County Legislator Mark Gaworecki, and Elaine Sperbeck, Herkimer County Resident.

Mission Statement: Nicole Farber read the Agency's mission statement.

Minutes: The meeting minutes of the board meeting on March 31, 2026 were offered for review. **Dr. Terri Grates Day moved, seconded by Tim Day to approve the minutes as presented. The motion carried with 7 ayes and 0 naves.**

420 E. German Street, Box 1 Suite 101A, Herkimer, NY 13350 315-866-3000

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Minutes: The meeting minutes for 79 Riverside Feldmeier Public Hearing on March 27, 2026 were offered for review. **Cory Albrecht moved, seconded by Robert Davenport to approve the minutes as presented. The motion carried with 7 ayes and 0 naves.**

Minutes: The meeting minutes for 245 Riverside Feldmeier Public Hearing on March 27, 2026 were offered for review. **Cory Albrecht moved, seconded by Dr. Terri Grates Day to approve the minutes as presented. The motion carried with 7 ayes and 0 naves.**

Minutes: The meeting minutes for Pacemaker Steel & Piping Co. Public Hearing on April 16, 2026 were offered for review. **Dr. Terri Grates Day moved, seconded by Robert Davenport to approve the minutes as presented. The motion carried with 7 ayes and 0 naves.**

Minutes: The meeting minutes for Stark Development Public Hearing on April 16, 2026 were offered for review. **Tim Day moved, seconded by Frank Mendl to approve the minutes as presented. The motion carried with 7 ayes and 0 naves.**

Financial Reports: March Financial Reports: The March 2026 Financial Report, Balance Sheet, and Check Register were reviewed. After discussion. **Tim Day moved, seconded by Cory Albrecht to approve all financial reports as presented. The motion carried with 7 ayes and 0 naves.**

Daneli Partners: David Casullo provided an overview of Daneli Partners and his team's work in supporting staff development. Daneli Partners visits the Agency monthly to deliver leadership and professional training. These sessions are designed to strengthen individual skills by focusing on areas such as communication, problem-solving, and leadership development. They also aim to enhance overall performance within the industry by providing staff with practical tools, strategies, and insights that can be applied to their daily responsibilities. In addition, the training emphasizes teamwork and collaboration, helping staff better understand one another's strengths, improve internal communication, and work more effectively together as a unified and productive team. David Casullo excused himself at 8:30am for another meeting. **This item was for discussion only.**

Microenterprise Grant: Victoria Adams provided an update on the Herkimer County Microenterprise Grant Program. Since the last meeting, the Agency had expected to have all the necessary information ready for the final drawdown. However, after further review and communication with Homes and Community Renewal, several items were found to be insufficient to complete the process. Victoria continues to work with Timeless Salon, but a personal tragedy has caused some additional delays in receiving the remaining documentation. At this time, approximately \$12,000 remains in the grant fund. Victoria believes that all required materials are now in the office and that the final drawdown can be completed ahead of the Thursday, April 30 deadline. **This item was for discussion only.**

Herkimer DRI Small Project Grant: Nicole Farber provided an update on the Village of Herkimer DRI Grant. Progress continues on the Small Project Fund, Nicole and Victoria recently met with Crazy Otto's, who are actively working through their application. A few other potential applicants have also expressed interest. Nicole remains in regular communication with Homes and Community Renewal to ensure The Agency is fully compliant with all program requirements. **This item was for discussion only.**

Schuyler NBRC Grant Program Application (ratify): The Agency has applied for a \$1 million grant to further advance the water storage tower project at Schuyler Business Park. This funding is intended to cover project costs that are not included under the existing FAST NY grant currently in place for the park. The additional support would help address funding gaps and ensure the full scope of the project can move forward as planned. **Tim Day moved; Seconded by Cory Albrecht, to authorize the Agency to apply for, and accept the funding if awarded. The motion carried with 7 ayes and 0 naves. Resolution No.: 042826-01**

Schuyler Business Park Traffic Signal Electric: National Grid has requested \$12,028.25 to install overhead wiring to provide power to the traffic signal. National Grid also noted that grant funding may be available, which could allow The Agency to offset a portion of the project costs. **Tim Day moved; Seconded by Cory Albrecht, to approve funds up to \$12,028.25. The motion carried with 7 ayes and 0 naves. Resolution No.: 042826-02**

Project Stark Authorizing Resolution: The board was presented with an authorizing resolution. Upon review and discussion, **Tim Day made the following motion;**

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE ALL RELEVANT CLOSING DOCUMENTS WITH RESPECT TO THE CONVEYANCE OF AN INTEREST IN THE REAL PROPERTY SITUATE IN THE TOWN OF SCHUYLER, COUNTY OF HERKIMER AND STATE OF NEW YORK, THE CONSTRUCTION OF CERTAIN IMPROVEMENTS THEREON, AND THE ACQUISITION OF PERSONAL PROPERTY TO BE ACQUIRED AND LOCATED THEREAT (COLLECTIVELY, THE "FACILITY"); TO ASSIST THE COMPANY WITH FINANCIAL ASSISTANCE, LEASING SAID FACILITY TO AGENCY THROUGH A LEASE AGREEMENT AND THROUGH SALES AND MORTGAGE TAX EXEMPTIONS AND REAL PROPERTY TAX ABATEMENTS; TO ADDRESS ENVIRONMENTAL ISSUES AND TO PROVIDE FOR INDEMNIFICATION OF THE AGENCY ON SUCH ISSUES RELATING TO THE FACILITY THROUGH THE EXECUTION OF AN ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT WITH THE COMPANY (THE "ECIA"); TO LEASEBACK SAID FACILITY TO THE COMPANY; TO PROVIDE FOR A RECAPTURE AGREEMENT RELATING TO THE CREATION OF JOBS AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

Seconded by Frank Mendl, the motion carried with 7 ayes and 0 naves. The official resolution is attached to the original minutes. Resolution No.: 042826-03

HCIDA v. Barton & Loguidice: This item was moved to executive session for further discussion.

Comments Welcome from Elected Officials:

Thank you to the entire team, with special appreciation to Samantha for the excellent work put into the 2026 Brownfield Developers Summit.

Mr. Bono extended his Thanks to the Herkimer County Community College for their support of the Brownfield Developers Summit.

Project Updates:

- EPA Roundtable April 20th
- 2026 Brownfield Developers Summit – April 21st and 22nd
- Financial Disclosure Packets – Due by May 1st
- Fuzehub Manufacturing Expo - June 2nd (networking hour) & 3rd at HCCC
- New printer lease
- John and Samantha – Talk of the Town Radio
- Schuyler Sewer Project
- Office of the Aging
- Entrance to Schuyler Business Park

Tim Day moved, seconded by Robert Davenport to enter into executive session at 8:48 a.m. to discuss matters related to litigation and negotiations. All board members, John Piseck, Victoria Adams, Nicole Farber, Anthony J. Lucenti, Pete Campione, Greg Malta Sr., and Anthony Hallak were invited to stay. Shannon Wagner, Michael Zahler, and Mark Gaworecki were invited to stay virtually.

Cory Albrecht, Anthony Hallak, and the Herkimer County Legislators were excused from executive session at 8:50 a.m.

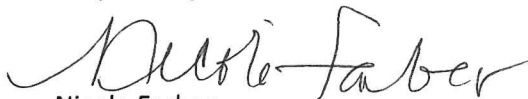
Ann Gaworecki excused herself from meeting at 8:52am

Cory Albrecht and Herkimer County Legislators Anthony J. Lucenti and Pete Campione rejoined the meeting at 8:59 a.m. for its conclusion.

Tim Day moved, seconded by Frank Mendl to end executive session at 8:58 am. The motion carried with 7 ayes and 0 nays.

Being no other business, Dr. Terri Grates Day moved, seconded by Frank Mendl to adjourn at 9:00 am. The motion carried with 7 ayes and 0 nays.

Respectfully Submitted,



Nicole Farber
Administrative Assistant