



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

MINUTES

March 31, 2026

Herkimer County Industrial Development Agency Board of Directors Meeting

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

The Herkimer County Industrial Development held a regular meeting of the Board of Directors, on Tuesday, March 31, 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.

COUNTY REPRESENTATIVE

GREGORY MALTA, SR.—District 1
Herkimer County Legislator

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

COUNSEL

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

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

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, Nicole Farber, and Samantha Canarelli.

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

Also Present Virtually: Shannon Wagner, Hodgson Russ LLP, Mark Gaworecki, Herkimer County Legislator, Alvin Montana II, Herkimer County Sewer District, Timothy M. Lynn, Attorney with Lynn, D'Elia, Temes & Stanczyk, 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 February 19, 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: February Financial Reports: The February 2026 Financial Report, Balance Sheet, and Check Register were reviewed. After discussion. **Cory Albrecht moved, seconded by Dr. Terri Grates Day to approve all financial reports as presented. The motion carried with 7 ayes and 0 naves.**

Annual PARIS Report: In preparation for the Agency's annual PARIS report, board members were provided the following reports and documents for their review and approval: Annual Report, Financial Audit Report, Investment Report, and Procurement Report. After review and discussion, **Dr. Terri Grates Day moved, seconded by Tim Day to approve all reports as presented. The motion carried with 7 ayes and 0 naves. Resolution: 033126-01**

2025 Summary Reports: The board members were provided Sales Tax Summary, Job Summary and Capital Investments for review. After review and discussion. **Cory Albrecht moved, seconded by Tim Day to approve all reports as presented. The motion carried with 7 ayes and 0 naves. Resolution: 033126-02**

Microenterprise Grant:

- Victoria Adams provided an update on the Herkimer County Microenterprise Grant Program. Since the last meeting, the Agency received the final disbursement for Melfe's Shoes, which utilized the funds to expand Carhartt inventory and acquire a mobile trailer. Ongoing coordination continues with Timeless Salon, which has submitted over \$20,000 in reimbursable expenses; a final drawdown of remaining funds is anticipated by the end of the week. The Agency is finalizing grant allocations, with approximately \$1,000–\$1,500 remaining to be distributed in compliance with program requirements prior to final disbursement. There is a Public Hearing scheduled for Wednesday, April 1st to celebrate all awardees.
- Additionally, a request for a funding increase for SurePrint was presented for approval. After review and discussion. **Cory Albrecht moved, seconded by Frank Mendl to approve increase in funds as presented. The motion carried with 7 ayes and 0 naves. Resolution: 033126-03**

Herkimer DRI Small Project Grant: Nicole Farber provided an update on the Village of Herkimer DRI Grant. The Village of Herkimer has been awarded \$600,000 dollars in small projects funding. The program will operate on a reimbursement basis, and all activities will follow the program guidelines as the project moves forward. **This item was for discussion only.**

Marketing Update: Samantha Canarelli reported ongoing progress in advancing the Agency's marketing, outreach, and community engagement initiatives. She continues to enhance the Agency's social media platforms to increase visibility and engagement, implement strategic website improvements, and prepare for the upcoming Brownfield Summit scheduled for April 21–22. Samantha is also maintaining consistent posting across all active platforms, highlighting the Agency's involvement in current and upcoming projects. **This item was for discussion only.**

EPR Water Final Authorizing Resolution: The board was presented with an authorizing resolution. Upon review and discussion, **Dr. Terri Grates Day made the following motion;**

RESOLUTION AUTHORIZING THE AGENCY TO EXECUTE ALL RELEVANT CLOSING DOCUMENTS WITH RESPECT TO THE ACQUISITION OF AN INTEREST IN THE REAL PROPERTY SITUATE IN THE TOWN OF OLD FORGE, COUNTY OF HERKIMER AND STATE OF NEW YORK AND THE PERSONAL PROPERTY TO BE ACQUIRED AND LOCATED THEREAT (the "Facility") THROUGH LEASE AGREEMENT, LEASING SAID FACILITY BACK TO THE COMPANY THROUGH SALES AND MORTGAGE TAX EXEMPTIONS; TO ADDRESS ENVIRONMENTAL ISSUES AND TO PROVIDE FOR INDEMNIFICATION OF THE AGENCY ON SUCH ISSUES RELATING TO THE PROJECT THROUGH THE EXECUTION OF AN ENVIRONMENTAL COMPLIANCE AND INDEMNIFICATION AGREEMENT WITH THE COMPANY (the "ECIA"); TO ENTER INTO A RECAPTURE AGREEMENT; TO ENTER INTO A PAYMENT IN LIEU OF TAX AGREEMENT; AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

Seconded by Cory Albrecht, the motion carried with 7 ayes and 0 naves. The official resolution is attached to the original minutes. Resolution No.: 033126-04

Matching Funds for Chips Gas Station Application (ratify): The Agency is working to submit an application for trailhead access improvements at the former Chips gas station in Frankfort. If awarded, the project would include construction of an Empire State Trail trailhead parking. The total project is expected to cost \$659,000. The grant requires a 20% match. Mr. Piseck is requesting board authorization to approve 20% matching funds in the amount of \$131,800 to be ratified. **Tim Day moved; Seconded by Frank Mendl, to approve. The motion carried with 7 ayes and 0 naves. Resolution No.: 033126-05**

Schuyler Thruway Sewer Study (ratify): A request was made to proceed with a sewer study in the Town of Schuyler. The total project cost is \$73,000, with approximately two-thirds of the funding secured through the New York State Thruway Authority and the other third through The Agency. Board approval is requested to authorize moving forward, to be ratified. The selected engineering firm is available to begin work immediately. **Cory Albrecht moved; Seconded by Tim Day, to approve. The motion carried with 7 ayes and 0 nays.** *Resolution No.: 033126-06*

Schuyler Land Sale – Verde Associates: Anthony Hallak of Felt Evans LLP reported that he has been in communication with counsel and anticipates a timeline of approximately 30–45 days to complete the contract review process. **This item was moved to executive session for further discussion.**

Feldmeier Equipment & Expansion Financial Assistance:

- **79 Riverside Application & CBA:** The Board was presented with and reviewed the application for financial assistance and the cost benefit analysis. Upon review and discussion, **Frank Mendl made the following motion; Seconded by Tim Day, to approve. The motion carried with 7 ayes and 0 nays.** *Resolution No.: 033126-07*
- **SEQR Resolution 79 & 245 Riverside Rd.:** The board was presented with an authorizing resolution prior to the meeting. **Dr. Terri Grates Day made the following motion;**

RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE PROJECTS FOR THE BENEFIT OF Feldmeier Equipment, Inc. and 79 Riverside LLC WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Seconded by Tim Day, the motion carried with 7 ayes and 0 nays. The official resolution is attached to the original minutes. *Resolution No.: 033126-08*

- **Approving Resolution:** The board was presented with an authorizing resolution prior to the meeting. Upon review and discussion, **Cory Albrecht made the following motion;**

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR FELDMEIER EQUIPMENT, INC. AND 79 RIVERSIDE LLC.

Seconded by Tim Day, the motion carried with 7 ayes and 0 nays. The official resolution is attached to the original minutes. *Resolution No.: 033126-09*

- **245 Riverside Application & CBA:** The Board was presented with and reviewed the application for financial assistance and the cost benefit analysis. Upon review and discussion, **Cory Albrecht made the following motion; Seconded by Dr. Terri Grates**

Day, to approve. The motion carried with 7 ayes and 0 nays. Resolution No.: 033126-10

- **Approving Resolution:** The board was presented with an authorizing resolution prior to the meeting. Upon review and discussion, **Cory Albrecht made the following motion;**

RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR FELDMEIER EQUIPMENT, INC.

Seconded by Dr. Terri Grates Day, the motion carried with 7 ayes and 0 nays. The official resolution is attached to the original minutes. Resolution No.: 033126-11

Summer Internship: The Agency will host an intern for the upcoming summer, with a planned start date in May. The Agency has interviewed a candidate, Noah Partenza, who is currently a student at Clarkson University. **This item was for discussion only.**

Fee Schedule: Due to rising operational costs, the Agency requested approval to increase both the Project Application general fee and the Annual Administration general projects fee. After discussion. **Tim Day moved, seconded by Frank Mendl to approve increase as presented. The motion carried with 7 ayes and 0 nays. Resolution No.: 033126-12**

Stark Development:

- **Application & CBA:** The Board was presented with and reviewed the application for financial assistance and the cost benefit analysis. Upon review and discussion, **Tim Day made the following motion; Seconded by Cory Albrecht, to approve. The motion carried with 7 ayes and 0 nays. Resolution No.: 033126-13**
- **Inducement Resolution:** The board was presented with an authorizing resolution prior to the meeting. Upon review and discussion, **Tim Day made the following motion;**

RESOLUTION OF THE HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "AGENCY") TAKING OFFICIAL ACTION TOWARD APPOINTING STARK DEVELOPMENT, LLC (the "COMPANY"), AND THE PRINCIPALS OF THE COMPANY, AS AGENT OF THE AGENCY IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AND PROJECT AGREEMENT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

Seconded by Cory Albrecht, the motion carried with 7 ayes and 0 nays. The official resolution is attached to the original minutes. Resolution No.: 033126-14

Pacemaker Steel & Piping Co.:

- **Application & CBA:** The Board was presented with and reviewed the application for financial assistance and the cost benefit analysis. Upon review and discussion, **Tim Day made the following motion; Seconded by Dr. Terri Grates Day, to approve. The motion carried with 7 ayes and 0 naves. Resolution No.: 033126-15**
- **Inducement Resolution:** The board was presented with an authorizing resolution prior to the meeting. Upon review and discussion, **Cory Albrecht made the following motion;**

RESOLUTION OF THE HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "AGENCY") TAKING OFFICIAL ACTION TOWARD APPOINTING PACEMAKER STEEL AND PIPING CO., INC. (the "COMPANY), AND THE PRINCIPALS OF THE COMPANY, AS AGENT OF THE AGENCY IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION, AUTHORIZING THE EXECUTION AND DELIVERY OF AN INDUCEMENT AND PROJECT AGREEMENT AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

Seconded by Dr. Terri Grates Day, the motion carried with 7 ayes and 0 naves. The official resolution is attached to the original minutes. Resolution No.: 033126-16

- **Schedule Public Hearing for Pacemaker:** The Board was presented with dates to approve scheduling of a public hearing. Following review and discussion, **Tim Day moved; Seconded by Cory Albrecht, the motion carried with 7 ayes and 0 naves. Resolution No.: 033126-17**

Four Corners PSA: This item was moved to executive session for further discussion

Russell Farm – Routine Properties Memo: This item was moved to executive session for further discussion.

Comments Welcome from Elected Officials- None

Project Updates:

- Financial Disclosure Packets
- Turbo Machined Ribbon Cutting
- Expertise Project Unveiling Ceremony SUNY FMCC –RAO Theater – February 27th
- EPA Roundtable April 20th
- 2026 Brownfield Developers Summit – April 21st and 22nd
- Fuzehub Manufacturing Expo - June 2nd (networking hour) & 3rd at HCCC
- Schuyler Business Park
- Manheim Business Park
- Heidelberg Complete
- Tractor Supply Certiorari Proceeding

- Strategic Plan
- Senator Seward Memorial Sign - Date TBD
- Fast NY - Awarded
- Northern Borders

Frank Mendl moved, seconded by Tim Day to enter into executive session at 9:04 am to discuss additional matters. All board members, John Piseck, Victoria Adams, Anthony J. Lucenti, Pete Campione, Greg Malta Sr. were invited to stay. Shannon Wagner was invited to stay virtually.

Nicole Farber, and Samantha Canarelli were asked to step out at 9:05 and returned at 9:10.

Robert Davenport moved, seconded by Tim Day to end executive session at 9:22 am. The motion carried with 7 ayes and 0 nays.

Out of executive session, request to extend contract with Routine Properties, not to exceed two years. **Cory Albrecht moved, seconded by Frank Mendl to approve extension as presented. The motion carried with 7 ayes and 0 nays. Resolution No.: 033126-18**

Being no other business, Dr. Terri Grates Day moved, seconded by Tim Day to adjourn at 9:23 am. The motion carried with 7 ayes and 0 nays.

Respectfully Submitted,



Nicole Farber
Administrative Assistant