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Operations Manager

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Specialist

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COUNSEL

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

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

MINUTES

June 30, 2026

Herkimer County Industrial Development Agency Board of Directors Meeting

The Herkimer County Industrial Development held a regular meeting of the Board of Directors, on Tuesday, June 30, 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 8:01am

The following members were present in person and answered the roll call: Vincent (Jim) Bono, Frank Mendl, Ann Gaworecki, Dr. Terri Grates Day, Robert Davenport, and Tim Day. **Quorum Present (6)**

Members Absent: Cory Albrecht

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

Also Present in Person: Herkimer County Legislators Anthony J. Lucenti, Greg Malta, and Peter Campione, Shannon Wagner, Hodgson Russ LLP; Anthony Hallak, Felt Evens; Alvin Montana II, Herkimer County Administrator; Kathy Glanovsky, Herkimer County Chamber of Commerce; and Jessica Aresenault – Rivenburg, The Valley Side.

Also Present Virtually: Elaine Sperbeck, Herkimer County Resident

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

Minutes: The meeting minutes of the board meeting on May 19, 2026 were offered for review. Tim Day moved, seconded by Robert Davenport to approve the minutes as presented. The motion carried with 6 ayes and 0 nays.

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

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Special Meeting Minutes: The special meeting minutes of the board meeting on June 16, 2026 were offered for review. Dr. Terri Grates Day moved, seconded by Tim Day to approve the minutes as presented. The motion carried with 6 ayes and 0 nays.

Mr. Bono and Mr. Piseck welcomed Shannon Wagner, Hodgson Russ LLP who attended meeting in person.

Financial Reports: May Financial Reports: The May 2026 Financial Report, Balance Sheet, Check Register, and PILOT report were reviewed. After discussion. Tim Day moved, seconded by Robert Davenport to approve all financial reports as presented. The motion carried with 6 ayes and 0 nays.

Marketing Update: Samantha Canarelli provided the Board with an update on marketing activities, highlighting social media performance, including the Agency's top-performing post announcing Herkimer County's Northern Border funding award. She also reviewed email campaign results, the Brownfields Developer Summit, and the Senator Seward Memorial Sign Dedication Ceremony. Samantha reported on her participation in the Basic Economic Development Course in Albany, held June 8–11, where she completed training on the fundamentals of economic development. She concluded her report by providing an update on the Countywide BOA outreach meetings held in Newport, Frankfort, and Ilion. This item was for discussion only.

PARIS Reporting Update: Victoria Adams let the board know that there will be new questions regarding the Claw Back agreements and the recapture of benefits for annual reports for each fiscal year. This item was for discussion only.

Herkimer DRI Small Project Grant: Nicole Farber reported that the Agency continues to meet with potential applicants for the DRI program and has scheduled a walkthrough of the DRI area for the following week. The walkthrough will provide an opportunity to meet with local businesses, discuss potential projects, and help applicants better understand the grant program. Samantha will continue marketing the opportunity and supporting outreach efforts. This item was for discussion only.

Schuyler Business Park:

- **NEPA Water Tower:** The Agency reported that it is working with legal counsel and Delta Engineers to satisfy federal requirements associated with the EPA and Northern Border grants. These efforts include completing the environmental assessment and ensuring compliance with all applicable federal grant requirements. Tim Day moved, seconded by Robert Davenport to authorize payment not to exceed \$15,000. The motion carried with 6 ayes and 0 nays. Resolution No.: 063026-01
- **Northern Borders Grant:** The Agency reported that it has been awarded a \$1 million Northern Border Regional Commission Catalyst Program grant to support the water tower project. This is in addition to the FAST NY and EPA grants previously awarded to construct the water tower. This item was for discussion only.
- **Verde Land Sale:** The Agency has closed on 60 acres in the Schuyler Business Park to Hueber Breuer. Opportunities are being discussed with Project Mohawk, and we expect further details shortly. Hueber Breuer has also closed on the land; it is expected that half will be dedicated to

Project Mohawk, while the remaining half will be developed with a spec building to support future growth. This item was for discussion only.

- **Satisfaction of Mortgage:** The Agency has completed its mortgage payment to the county. This item was for discussion only.
- **Entry Way Parcel:** Upon entering the park, there is an undeveloped parcel of land that remains available. This location could be well-suited for a bank kiosk or potentially storage units. Additional details will be shared as they become available. This item was for discussion only.

EPR Water Application Amendment:

- **Amendment Application:** The board was presented with resolution authorizing amendments to the application 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 ACCEPTING AN AMENDMENT TO APPLICATION FOR FINANCIAL ASSISTANCE ON BEHALF OF EPR WATER, LLC (the "COMPANY"), AND THE PRINCIPALS OF THE COMPANY, AS AGENT OF THE AGENCY IN CONNECTION WITH A LEASE-LEASEBACK TRANSACTION AND MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO THE PROJECT.

Seconded by Dr. Terri Grates Day, the motion carried with 6 ayes and 0 nays. The official resolution is attached to the original minutes. *Resolution No.: 063026-02*

- **Amended Authorizing Resolution:** The board was presented with an amended authorizing resolution prior to the meeting. Upon review and discussion, Tim Day the following motion;

AMENDED 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 Robert Davenport, the motion carried with 6 ayes and 0 nays. The official resolution is attached to the original minutes. *Resolution No.: 063026-03*

Four Corners Mowing: Ed Kosakowski, E.K Tilling, LLC was hired to mow the Four Corners Business Park. Tim Day moved, seconded by Robert Davenport to authorize payment in the amount of \$5,000 for mowing. The motion carried with 6 ayes and 0 nays. Resolution No.: 063026-04

Strategic Plan: The item has been moved to July. The Board will review it, and action is expected to be taken at next month's meeting. **This item was for discussion only.**

Aldrich Trucking & Sawing, Inc. to Black Gold Estates, LLC:

- **Approving Authorization:** 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 AGENCY TO CONSENT TO THE ASSIGNMENT OF A LEASE-LEASEBACK TRANSACTION FROM THE COMPANY TO BLACK GOLD ESTATES LLC AUTHORIZING THE EXECUTION BY THE AGENCY OF CERTAIN PROJECT RELATED DOCUMENTS IN CONNECTION WITH REAL PROPERTY SITUATE IN TOWN OF SCHUYLER, COUNTY OF HERKIMER KNOWN AS 142 USYK DRIVE, SCHUYLER, NEW YORK 13440.

Seconded by Frank Mendl, the motion carried with 5 ayes and 0 nays, and 1 abstention Gaworecki. The official resolution is attached to the original minutes. *Resolution No.: 063026-05*

HCIDA vs. Barton & Loguidice: This item was moved to executive session for advice of counsel.

Manheim Easement: A water line easement is required along the rear of neighboring properties. Three have been completed and one is in process. Mr. Hallak is working on completing the final easement. **This item was for discussion only.**

EPA Assessment Grant Award: This is the most recent grant award in the amount of \$500,000 to access environmental conditions. This is a significant benefit for the County. It is also the final round of EPA grants that do not require matching funds. The funding will support activities that have been completed under the Agency's county-wide BOA initiative. **This item was for discussion only.**

Comments from Elected Officials Welcome: Mr. Bono encouraged folks to contact the Agency directly to the facts about projects.

Project Updates:

- Vitality in the Valley June 2nd – 3rd
- Economic Development Roundtable @ HCCC June 16th
- Sexual Harassment Prevention training – July Meeting
- Brownfield Meeting with NJIT – July 7th
- IDA Academy – July 16th -17th

- Office Lease Increase - September 1st
- Rescheduling of the September board meeting – Thursday, September 24th
- Economic Forum – October 1st
- Ilion and Frankfort BOA Applications
- Housing Policy
- Turin made payment to county for property purchase

Dr. Terri Grates Day moved, seconded by Tim Day to enter into executive session at 8:51am to discuss matters of litigation. All board members, John Piseck, Victoria Adams, Nicole Farber, Samantha Canarelli, Anthony J. Lucenti, Pete Campione, Greg Malta Sr., Alvin Montana II, Shannon Wagner were invited to stay.

Anthony Hallak, Kathy Glanovsky, and Jessica Aresenault – Rivenburg were excused at 8:50am.

Tim Day moved, seconded by Dr. Terri Grates Day to end executive session at 9:08am. The motion carried with 6 ayes and 0 nays.

Being no other business, Tim Day moved, seconded by Robert Davenport to adjourn at 9:09 am. The motion carried with 6 ayes and 0 nays.

Respectfully Submitted,



Nicole Farber
Operations Manager