



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

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

MINUTES

August 25, 2026

Herkimer County Industrial Development Agency Board of Directors Meeting

The Herkimer County Industrial Development Agency held an audit, governance, and finance meeting of the Board of Directors, on Tuesday, August 25, 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 led the Pledge of Allegiance, and called the meeting to order at 8:00 am

The following members were present in person and answered the roll call: Vincent (Jim) Bono, Frank Mendl, Cory Albrecht, Dr. Terri Grates Day, Ann Gaworecki, Robert Davenport, and Tim Day. **A quorum was present (7)**

Members Absent: none

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

Also Present in Person: Anthony Hallak, Felt Evans, LLP; Alvin Montana II, Herkimer County Administrator; Kathy Glanovsky, Herkimer County Chamber of Commerce; and Anthony J. Lucenti, Herkimer County Legislator.

Also Present Virtually: Shannon Wagner, Hodgson Russ LLP; 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 July 28, 2026 were offered for review. **Tim Day moved, seconded by Dr. Terri Grates Day to approve the minutes as presented. The motion carried with 7 ayes and 0 nays.**

Financial Reports: July Financial Reports: The July 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 nays.**

2027 Budget: This item was moved to executive session

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

"This institution is an equal opportunity provider, employer and lender."

2025 PARIS report revisions: Victoria Adams advised that revisions to certain figures were required before the submission could be resubmitted. Following review. **Cory Albrecht moved, seconded by Robert Davenport to approve report revisions. The motion carried with 7 ayes and 0 nays. Resolution: 082526-01**

Marketing Update: Samantha Canarelli provided the Board with an update on the Agency's marketing activities, including social media performance and analytics. She highlighted the Agency's top-performing social media post featuring Herkimer County's DRI Small Projects grant and shared highlights from a recent visit to Thendara Golf Club in Old Forge. Samantha also provided the Board with an update on the Agency's website redesign and presented a mock-up of the new homepage for the Board's review. **This item was for discussion only.**

Herkimer DRI Small Project Grant: Nicole Farber reported that the Agency received its first application for the Small Projects Grant from Dr. Melo, which has been submitted for review. She noted that the Agency continues to actively promote the grant opportunity and encourage eligible applicants to apply. **This item was for discussion only.**

Herkimer County IDA Roadmap to Excellence: The Agency renamed its Strategic Plan to the Herkimer County IDA Roadmap to Excellence to reflect a more forward-looking approach and provide a clear framework for achieving its goals and priorities. The Board discussed the initiative and raised additional questions regarding the scope of the proposed contract, as well as the anticipated time commitment and level of involvement required from Board members. The Agency will identify potential meeting dates in October and November and circulate them to Board members for consideration. Following review and discussion. **Cory Albrecht moved, seconded by Ann Gaworecki approve a \$7,000 contract for the Herkimer County IDA Roadmap to Excellence initiative. The motion carried with 7 ayes and 0 nays. Resolution: 082526-02**

Schuyler Business Park Update: John Piseck provided an update on activities at the Business Park. The park entrance appears to be nearly complete, with the Agency awaiting engineering drawings, as-built plans, and completion of the electrical work. DOT advised that the traffic signal at the Business Park entrance will remain a flashing light rather than becoming fully operational due to insufficient traffic volume at this time. The signal will continue to operate in flashing mode unless traffic conditions increase enough to warrant full operation. The Agency continues to coordinate with the Water Authority regarding plans for a water tower, with bids due September 10. Project Stark is moving forward and working through project details. Project Mohawk is also progressing, with documents to be reviewed by the Planning Board and construction anticipated to begin in early October. Approximately 26 acres remain available in the rear of the Business Park, presenting potential opportunities for future development. **This item was for discussion only.**

Daneli Update: Leadership sessions for the Agency are scheduled to begin next month as part of an advanced leadership development series focused on strengthening leadership capacity and enhancing organizational effectiveness. The Agency is also applying for a grant through HCCC, with the application expected to be submitted this week. If awarded, the grant will help offset a portion of the program costs. Following review and discussion. **Robert Davenport moved, seconded by Cory Albrecht to approve an amount not to exceed \$30,000. The motion carried with 6 ayes, 0 nays, and 1 abstention (Dr. Terri Grates Day). Resolution: 082526-03**

Pacemaker Steel & Piping Co.:

Application for Financial Assistance & CBA – The Board was presented with and reviewed the application for financial assistance and the cost benefit analysis. Following review and discussion. **Tim Day made the following motion; Seconded by Robert Davenport, to approve. The motion carried with 7 ayes and 0 nays. Resolution: 082526-04**

- **Inducement Resolution** – The board was presented with an authorizing resolution prior to the meeting. Following review and discussion. **Tim Day 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 PRINCIPALS OF PACEMAKER STEEL AND PIPING CO., INC. AND/OR AN ENTITY TO BE FORMED ON BEHALF OF ANY OF THE FOREGOING (collectively, 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: 082526-05

Set Public Hearing – The Board to approve scheduling of a public hearing with date to be determined. Following review and discussion. **Tim Day moved; Seconded by Dr. Terri Grates Day, the motion carried with 7 ayes and 0 nays. Resolution: 082526-06**

Freezer/Cooler Space Study: Windsor Turner, LLC, a consultant team the Agency has worked with on previous projects, provided a proposal to conduct a Cold Storage Supply, Demand, and Market Feasibility Analysis. The study will evaluate regional demand, potential users, competitive factors, infrastructure needs, and the feasibility of the Four Corners Business Park and Russell Farm site. The study is expected to take approximately 8–12 weeks to complete, with a proposed cost not to exceed \$24,500, plus reimbursable expenses, including up to \$7,500 for LaBella to assist with site and utility evaluation. The Agency will also work with National Grid to pursue grant funding that could cover approximately 25% to 50% of the project costs. Following review and discussion. **Tim Day moved, seconded by Robert Davenport to approve funds not to exceed \$32,000 to perform the feasibility study. The motion carried with 7 ayes and 0 nays. Resolution: 082526-07**

Alvin Montana II, Herkimer County Administrator, excused himself from the meeting at 8:48 am.

Proposed Property: This item was moved to executive session.

EPA Scope Review:

Federal Grants Policy: Premier Group presented the findings of its limited-scope review, which identified the need for the Agency to implement and document suspension and debarment verifications for contractors, subcontractors, consultants, and other applicable parties prior to participation in federally funded transactions. The Operations Manager will conduct and document the required SAM.gov verifications and maintain supporting documentation in the applicable project files. A written corrective action response is due to Premier Group by September 11, 2026. Following review and discussion. **Dr. Terri Grates Day moved, seconded by Frank Mendl to approve the findings and required corrective action and changes to policy response. The motion carried with 7 ayes and 0 nays. Resolution: 082526-08**

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

Comments from Elected Officials Welcome: None.

Project Updates:

- EPR Water Closing
- EPA meeting in NYC – August 11th – 12th
- Meeting with EDGE – August 13th

- EDC White Plains Conference – September 29th & 30th
- Evening with Bob Casullo – September 24th
- September Board Meeting – **Wednesday, September 23rd**
- Economic Forum – October 1st
- Insight Dairy
- Manheim Business Park Update / Easement
- Duofold Update
- County Highway Garage
- Quackenbush Square
- Herkimer County Discussion - Hotel Opportunities
- Brownfield Summit 2027 – April 26th – 28th

Kathy Glanovsky was excused at 9:13am

Cory Albrecht moved, seconded by Tim Day to enter into executive session at 9:14 am to discuss matters of litigation and financial matters. All board members, John Piseck, Victoria Adams, Nicole Farber, Samantha Canarelli, Anthony J. Lucenti, and Anthony Hallak. Shannon Wagner was invited to stay virtually.

Anthony J. Lucenti was excused at 9:21am

Anthony Hallak was excused at 9:34am

Cory Albrecht excused himself at 9:30am and returned at 9:38am

Nicole Farber and Samantha Canarelli were excused at 9:39am

John Piseck and Victoria Adams were excused at 9:44am

Tim Day moved, seconded by Ann Gaworecki to end executive session at 10:27am. The motion carried with 7 ayes and 0 nays.

Being no other business, Tim Day moved, seconded by Ann Gaworecki to adjourn at 10:28am. The motion carried with 7 ayes and 0 nays.

Respectfully Submitted,



Nicole Farber
Administrative Assistant