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JOHN J. PISECK, JR.
Chief Executive Officer

VICTORIA L. ADAMS
Operations Manager

NICOLE A. FARBER
Administrative Office Assistant

SAMANTHA F. CANARELLI
Marketing & Communications Specialist

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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

October 27, 2026

Herkimer County Industrial Development Agency Board of Directors Meeting

The Herkimer County Industrial Development Agency held regular meeting of the Board of Directors, on Tuesday, October 27, 2026, at 8:00 a.m. 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 a.m.

The following members were present in person and answered the roll call: Vincent (Jim) Bono, Frank Mendl, Dr. Terri Grates Day, Ann Gaworecki, Robert Davenport, and Peter J. Campione. **A quorum was present, with six members in attendance**

Members Absent: Cory Albrecht

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

Also Present in Person: Anthony Hallak, Felt Evans LLP; Shannon Wagner, Hodgson Russ LLP; Alvin Montana II, Herkimer County Administrator; and Herkimer County Legislator Anthony J. Lucenti.

Also Present Virtually: Elaine Sperbeck, a Herkimer County resident and Billy Payne, Local 190.

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

Minutes: The meeting minutes of the board meeting on September 23, 2026 were offered for review.
Dr. Terri Grates Day moved, seconded by Ann Gaworecki, to approve the minutes as presented. The motion carried with 6 ayes and 0 nays.

Minutes: The meeting minutes of the public hearing meeting for Pacemaker Steel & Piping Co. on October 16, 2026 were offered for review. **Pete Campione moved, seconded by Dr. Terri Grates Day, to approve the minutes as presented. The motion carried with 6 ayes and 0 nays.**

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

Marketing Update: John Piseck provided the Board with an update on the Agency's marketing activities, including social media performance and analytics. **This item was for discussion only.**

LDC Board Member Appointment Resolution: The board was presented with an appointing resolution. Upon review and discussion, **Robert Davenport made the following motion;**

> RESOLUTION CONFIRMING, APPOINTING AND RE-APPOINTING MEMBERS OF THE HERKIMER LOCAL DEVELOPMENT CORPORATION.

Seconded by Ann Gaworecki, and the motion carried with 6 ayes and 0 nayes. The official resolution is attached to the original minutes. Resolution 102726-01

ABO 6 Year Budget: John Piseck reported that the ABO six-year report was distributed to Board members the previous week for review. ABO requires the report to include the prior year, current year, and two subsequent years. **Dr. Terri Grates Day, seconded by Robert Davenport, to approve the ABO Six-Year Budget Report as presented. The motion carried with 6 ayes and 0 nays. Resolution 102726-02**

Herkimer DRI Small Project Grant: Nicole Farber reported that two completed applications have been received, one from Dr. Melo and one from Johnsons Carpet. Following a meeting with HCR, the Agency determined that soliciting proposals for a consultant to assist with program administration would be the best approach to help move the process forward efficiently. **This item was for discussion only.**

DRI Small Projects Consultant: The Agency issued an RFP for consultant services to assist with administration of the Herkimer DRI Small Projects Grant, with proposals due October 22nd. Four proposals were received and evaluated using an established scoring rubric. Following review and discussion, the Agency selected LaBella Associates to move forward with the project. **Pete Campione, seconded by Robert Davenport, to approve LaBella Associates for program administration services in an amount not to exceed $60,000. The motion carried with 6 ayes and 0 nays. Resolution 102726-03**

Delta Engineers Site Review Invoice: The Board received an update on the services performed by Delta at Schuyler Business Park, along with a breakdown of the associated invoice. Following discussion, **Dr. Terri Grates Day, seconded by Robert Davenport, approve the Delta invoice in the amount of $9,570.00. The motion carried with 6 ayes and 0 nays. Resolution 102726-04**

Fee Schedule: The Agency updated its fee schedule to include a $150.00 returned check fee and a $2,000.00 post-closing action fee. Following discussion, **Dr. Terri Grates Day, seconded by Frank Mendl, to approve the updated fee schedule, including the $150.00 returned check fee and the $2,000.00 post-closing action fee, as presented. The motion carried with 6 ayes and 0 nays. Resolution 102726-05**

Herkimer Solar LLC – Sales Tax Exemption Extension: The board was presented with an authorizing resolution. Upon review and discussion, **Pete Campione made the following motion;**

RESOLUTION AUTHORIZING THE MODIFICATION BY HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY OF A PROJECT FOR THE BENEFIT OF HERKIMER SOLAR, LLC AND THE EXECUTION AND DELIVERY OF CERTAIN SECOND MODIFICATION DOCUMENTS IN CONNECTION THEREWITH.

Seconded by Robert Davenport, the motion carried with 5 ayes, 0 nays, and 1 abstention (Dr. Terri Grates Day). The official resolution is attached to the original minutes. Resolution 102726-06

HCCC Solar LLC – Sales Tax Exemption Extension: The board was presented with an authorizing resolution. Upon review and discussion, **Frank Mendl made the following motion;**

RESOLUTION AUTHORIZING THE MODIFICATION BY HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY OF A PROJECT FOR THE BENEFIT OF HCCC SOLAR, LLC AND THE EXECUTION AND DELIVERY OF CERTAIN SECOND MODIFICATION DOCUMENTS IN CONNECTION THEREWITH.

Seconded by Robert Davenport, the motion carried with 5 ayes, 0 nays, and 1 abstention (Dr. Terri Grates Day). The official resolution is attached to the original minutes. Resolution 102726-07

Four Corners Business Park: John Piseck provided the Board with an update on ongoing activities.

- **Delta Engineers – Newport Road Park Access:** Delta was asked to develop a scope and fee to identify an appropriate location for a new access driveway from Newport Road to the HCIDA's 75.2-acre property in the Town of Schuyler. The plans will provide sufficient detail for the County to complete construction of the approximately 100-foot entrance. Following discussion, **Dr. Terri Grates Day, seconded by Ann Gaworecki, to approve the proposal at a cost not to exceed $9,928.00, as presented. The motion carried with 6 ayes and 0 nays. Resolution 102726-08**

Schuyler Business Park Update: John Piseck provided the Board with an update on ongoing activities.

- **SunCap Update:** An Estoppel Certificate and Design Approval Letter were issued in connection with the proposed sale and development of approximately 34 acres (Parcel G) within the Schuyler Business Park, confirming compliance with the Park's established property use and development requirements. **This item was for discussion only.**

- **Inter-municipal Agreement:** Anthony Hallak advised that the developer requested written confirmation of an agreement between the Town of Schuyler and the Herkimer County IDA for roadway and winter maintenance services within the Schuyler Business Park. The agreement includes snow plowing, deicing, and general road maintenance. **This item was for discussion only.**

Easement: The board was presented with an authorizing resolution. Upon review and discussion **Vincent (Jim) Bono made the following motion;**

RESOLUTION AUTHORIZING THE AGENCY TO GRANT AN EASEMENT TO THE COMPANY OVER LANDS OF THE AGENCY IN THE TOWN OF SCHUYLER EXTENDING THE PROPOSED USYK DRIVE.

Seconded by Dr. Terri Grates Day, the motion carried with 6 ayes, 0 nays. The official resolution is attached to the original minutes. Resolution 102726-09

- **Entryway:** The Board was advised that the project is complete. Following discussions with NYSDOT, the traffic signal is not expected to be activated and will remain a flashing light. **This item was for discussion only.**

Auto Dealership: The Agency is working toward assembling a development package for a proposed Jeep dealership across from Lowe's in Herkimer County. Discussions have also identified an additional 13–14 acres that may provide opportunities for further development in the area. **This item was for discussion only.**

EPA Assessment Grant QEP: The Agency issued an RFP for consultant services to assist with Environmental Engineering Services to Perform Brownfield Assessments & Redevelopment Planning. Six proposals were received and evaluated using an established scoring rubric. Following a thorough review and discussion of the submissions, the Agency selected HRP to move forward with the project, with an approved budget of $472,600. After discussion, **Robert Davenport, seconded by Pete Campione, to approve Engineering Services with HRP. The motion carried with 6 ayes and 0 nays. Resolution 102726-10**

EPA Scope Review: Victoria Adams advised that the EPA conducted a review of the Agency's ability to administer federal grants. Following submission of the requested documentation and revisions to policy, the EPA issued a final report confirming the review requirements were satisfied. **This item was for discussion only.**

Lazzaro Property (Schuyler): The Board discussed a property on the western side of Schuyler, near the Herkimer town line, that the Town and County would like to see cleaned up and redeveloped. The Agency was asked to explore potential assistance through available Brownfield funds. **This item was for discussion only.**

131 Riverside LLC PILOT: John Piseck advised that discussions had taken place regarding a request to terminate an existing PILOT agreement, which has four years remaining. The current owner intends to sell the property to a local developer who plans to further improve the site. John recommended that the Board consider releasing the property from the PILOT agreement. **Frank Mendl, seconded by Pete Campione, to waive the recapture of PILOT benefits. The motion carried with 6 ayes and 0 nays. Resolution 102726-11**

Remington Arms Building 86: John Piseck reported on a recent meeting with SHPO, ESD, The Agency, and Turin regarding the redevelopment of the site. SHPO indicated that Buildings 84, 85, and 86 should be considered for preservation. Following discussion, the parties agreed to further review Building 86. SHPO will prepare a scope of work, while ESD will pursue up to $300,000 grant to fund the study, which requires a 10% match. The Agency may utilize available EPA Brownfield assessment funds to assist with matching funds. John recommended establishing a not-to-exceed amount of $30,000 toward the study. **Robert Davenport, seconded by Vincent (Jim) Bono, to approve a not-to-exceed amount of $30,000 for the Building 86 study. The motion carried with 6 ayes and 0 nays. Resolution 102726-12**

Summary of Agency Rules and Regulations: Shannon Wagner of Hodgson Russ provided the Board with an overview of the Agency's Rules and Regulations, including its responsibilities under the General Municipal Law and Public Authorities Law. Discussion included Board member responsibilities, annual reporting and budget requirements, real property disposition requirements, project oversight, and the application of Robert's Rules of Order in conducting Board meetings, including proper motions, discussion, voting procedures, and maintaining order. **This item was for discussion only.**

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

Agency Request: This item was moved to executive session for advice of counsel.

FOIL Request: This item was moved to executive session for advice of counsel.

Comments from Elected Officials Welcome: None.

Project Updates:

- LaBella / HRP / Fulton County Visits
- Economic Forum - October 1st
- USDA Visit – October 15th
- Wednesday-Only Publication in the Times Telegram Newspaper
- Manheim Business Park
- Schuyler Sewer
- Schuyler Water Tower
- Frankfort 5S North Water
- Meeting with Ilion Mayor and Trustee's – October 21st.
- Meeting with Herkimer Trustee's – October 21st.

Dr. Terri Grates Day moved, seconded by Pete Campione, to enter into executive session at 9:16 am to discuss matters of litigation. All board members, John Piseck, Victoria Adams, Nicole Farber, Anthony J. Lucenti, and Shannon Wagner were invited to stay.

Alvin Montana excused himself at 9:13am.

Anthony Hallak excused himself at 9:15am.

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Frank Mendl moved, seconded by Robert Davenport, to end executive session at 9:33am. The motion carried with 6 ayes and 0 nays.

Being no other business, Frank Mendl moved, seconded by Robert Davenport, to adjourn at 9:34 am. The motion carried with 6 ayes and 0 nays.

Respectfully Submitted,

Nicole Farber
Administrative Assistant