



STAFF

JOHN J. PISECK, JR.
Chief Executive Officer

VICTORIA L. ADAMS
Operations Manager

JENNIFER L. YOUNG
Administrative Office
Assistant

ERIN E. SPINA
Marketing & Communications
Specialist

BOARD OF DIRECTORS

VINCENT J. BONO
Chairman

CORY ALBRECHT
Vice Chairman

ALANA BASLOE
Secretary

TIM DAY
Treasurer

ANN GAWORECKI
Director

FRANK MENDL
Director

COUNSEL

ANTHONY G. HALLAK, Esq.
Felt Evans, LLP

MINUTES

March 25, 2025

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, March 25, 2025 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 meeting 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.

After the Pledge of Allegiance, Chairman Bono called the meeting to order at 8:00 AM.

The following members were present in person and answered the roll call: Vincent (Jim) Bono, Cory Albrecht, Tim Day, Ann Gaworecki, Alana Basloe and Frank Mendl. (6) **Quorum present.**

Members Absent: None

Staff Present: John Piseck, Victoria Adams, Jennifer Young and Erin Spina.

Also Present in Person: Herkimer County Legislator, Greg Malta and Garet Livermore, Cornell Cooperative Extension.

Also Present Virtually: Chris Maby, Delta Engineers; Marc Barraco, Mohawk Valley EDGE; City of Little Falls Resident, Elaine Sperbeck; Microenterprise Grant Applicant, Jacob Manning; Anthony Hallak, Felt Evans LLP; Shannon Wagner, Hodgson Russ, LLP; and Ed Russell, Hodgson Russ, LLP.

Mission Statement: Erin Spina read the Agency's mission statement.

Minutes:

February 25, 2025 - Regular Board Meeting: The minutes of the February, 2025 regular meeting were offered for review. **Alana Basloe moved, seconded by Cory Albrecht to approve the minutes as presented. The motion carried with 6 ayes and 0 nays.**

Financial Reports:

February Financial Reports: The following financial reports were offered for review and approval: February 2025 Financial Report, Balance Sheet, Check Register, Final RLF/Lease Balance with payment status, and the SBP Mortgage. Mr. Piseck all loan payments have paid in full and that the Agency remains in good financial standing. **Tim Day moved, seconded by Alana Basloe to approve all financial reports as presented. The motion carried with 6 ayes and 0 naves.**

PARIS Reports Due to the Authorities Budget Office: In advance of the meeting, board members were provided a draft version of the PARIS report due to the Authorities Budget Office on an annual basis. The report contained the Agency's Annual Report, Annual Certified Financial Audit, Procurement, and Investment Reports. **Cory Albrecht moved, seconded by Tim Day to approve all PARIS reports as presented. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-01

Sales Tax Exemption, Job Summary Report, and Capital Investment: Board members were provided a summary of sales tax exemptions, job commitments, and capital investment of companies receiving financial assistance through the Agency. These items were for discussion only.

Schuyler Business Park Entrance- Bid Acceptance: The Agency received a bid for improvements at the Schuyler Business Park entrance from Carver Construction in the amount not to exceed \$1,676,174.00. Following review and discussion, **Alana Basloe moved, seconded by Tim Day to authorize the acceptance of the bid from Carver Construction for intersection improvements and the addition of traffic signal for the entrance to the Schuyler Business Park in the amount not to exceed \$1,676,174.00. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-02

Herkimer County Microenterprise Grant:

Update: Jennifer Young provided an update to the board regarding the Herkimer County Microenterprise Grant.

JM Upstate Ventures DBA Sureprint: The board received an application for the Herkimer County Microenterprise Grant from JM Upstate Ventures dba Sureprint located in Ilion. The application was recommended for approval by the RLF Committee. **Cory Albrecht moved, seconded by Tim Day, to approve the Herkimer County Microenterprise Grant application for JM Updates Ventures dba Sureprint in the amount of \$14,000 for the purchase of equipment and inventory. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-03

Avot LLC: The board received an application for the Herkimer County Microenterprise Grant from Avot LLC, a home based business located in Ilion. The application was recommended for approval by the RLF Committee. **Alana Basloe moved, seconded by Cory Albrecht to approve the Herkimer County Microenterprise Grant application for Avot LLC in the amount of \$14,000 for the costs of working capital. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-04

Marketing Update: Erin Spina provided an update to the board of marketing items from this past month which included a vote on the design for the updated sign for the Frankfort 5S North Business Park to include Senator James Seward. She also updated the board on the microenterprise grant flyers and presentations created for meetings the Agency had with New York State Energy Research & Development Authority (NYSERDA) and Empire State Development (ESD) in the past 2 weeks.

HCIDA SWOT Analysis - Weaknesses: Prior to the meeting, the board was asked to present weaknesses they believe the Agency currently has in order to create a SWOT analysis. The summary was presented and discussed with the board. This item was for discussion only.

Site Due Diligence: The board was presented with invoices from Utility Services Group for consulting services for the Turin Management project at the former Remington Arms facility. Following review, Mr. Piseck requested authorization to make payments to Utility Services Group up to and not to exceed \$50,000. **Cory Albrecht moved, seconded by Tim Day to authorize payment to Utility Services Group for consulting services for the Turin Management project at the former Remington Arms facility. The motion carried with 6 ayes and 0 nays.**

Resolution: 032525-05

Election of Secretary: Frank Mendl moved, seconded by Cory Albrecht to elect Alana Basloe as board secretary. The motion carried with 6 ayes and 0 nays.

Resolution: 032525-06

Election of RLF Committee Member (Ratify): Alana Basloe moved, seconded by Tim Day to ratify the election of Vincent (Jim) Bono to the Revolving Loan Committee. The motion carried with 6 ayes and 0 nays.

Resolution: 032525-07

USDA Rural Development Grant: Mr. Piseck requested authorization to submit an application for grant funding through USDA's Rural Development Grant to complete a high voltage infrastructure study within the Village of Ilion to assist with Turin Management project. Mr. Piseck also requested approval for matching funds in the amount of \$51,001 which will be reimbursed by Turin Management. Following review and discussion, **Tim Day moved, seconded by Alana Basloe, to authorize submitting an application for the USDA Rural Development Grant and provide the matching funds in the amount of \$51,001.00. The motion carried with 6 ayes and 0 nays.**

Resolution: 032525-08

Camoin Associates – Impact Analysis: The board was presented with a proposal from Camoin Associates for an analysis to be completed on the impact of a data center in the Village of Ilion in the amount of \$9,500.00 Following discussion, **Tim Day moved, seconded by Vincent (Jim) Bono, to authorize entering into an agreement with Camoin Associates in an amount not to exceed \$9,500 for an analysis of the impact of a data center within the Village of Ilion, NY. The motion carried with 6 ayes and 0 nays.**

Resolution: 032525-09

DNA Hoops:

Application for Financial Assistance & Cost Benefit Analysis: The board was presented with an application for financial assistance for a small project from DNA Hoops. The project is purposing to build a 16,000 square foot sports complex to offer community programs such as basketball, pickelball, volleyball, etc in Herkimer. Following discussion, **Tim Day moved, seconded by Cory Albrecht to approve the small project application for financial assistance for DNA Hoops. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-10

Inducement Resolution: An inducement resolution was provided to the board prior to the meeting. Upon review and discussion, **Alana Basloe made the following motion:**

RESOLUTION OF THE HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "AGENCY") TAKING OFFICIAL ACTION TOWARD APPOINTING DNA HOOPS, 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 Tim Day, the motion carried with 6 ayes and 0 naves. The official resolution is attached to the original minutes.

Resolution: 032525-11

Public Hearing: The board was asked to authorize the scheduling of the public hearing for DNA Hoops. Following discussion, **Alana Basloe moved, seconded by Cory Albrecht to authorize the scheduling of the public hearing for DNA Hoops. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-12

ESD – EDF Remington Site Study: The board previously voted to submit an application for grant funding for a market feasibility assessment at the previous Remington Arms facility and a required 20% match. Following discussion with Empire State Development, the required match was lowered to 10% or \$20,000.00. Following discussion, **Tim Day moved, seconded by Cory Albrecht to authorize the 10% funding match in an amount not to exceed \$20,000.00 for the Empire State Development grant for the comprehensive market assessment at the former Remington Arms facility. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-13

Financial Disclosure Packets: Agency staff disbursed required annual financial disclose packets to board members. This item was for discussion only.

Bonding - Turin Management: Ed Russell from Hodgson Russ, the Agency's special counsel, provided an update to the process and next steps on the Turin Management project including the application process and bonding process. Following discussion, **Tim Day moved, seconded by Cory Albrecht to authorize moving forward with the Turin Management project. The motion carried with 6 ayes and 0 naves.**

Resolution: 032525-14

EPR Water – Final Authorizing Resolution: This item was tabled for a later discussion.

Manheim Business Park – Termination Letter: The board was presented with a signed termination letter from Herkimer Meat Packing LLC regarding the property located in the Manheim Business Park which allows the Agency to begin marketing the property again. Following discussion, **Tim Day moved, seconded by Alana Basloe to accept the termination letter from Herkimer Meat Packing, regarding the property located in the Manheim Business Park. The motion carried with 6 ayes and 0 nays.**

Resolution:032525-15

Comments welcomed from elected officials.

Herkimer County Legislator, Greg Malta, asked Board Member Ann Gaworecki for suggestions on how to assist with improving the legislature knowledge of what the Agency does. He also made statement that as a County, the legislature is taking a bold approach on the Turin Management project in hopes to propel the County forward.

There were no other comments.

Project Updates:

- Required Yearly Anti-Harassment Training – April Board Meeting
- Summer Intern
- NYS EDC Annual Meeting – May 21st – May 23rd Cooperstown
- Economic Development Summit – Fall 2025 @ Herkimer College
- Housing Study
- NYBEST Conference – Mr. Piseck will be attending
- Brownfield Developer Summit – April 29th and 30th at Herkimer College
- Mr. Piseck vacation next week

Alana Basloe moved, seconded by Cory Albrecht, to enter into executive session at 9:25 am to discuss matters of negotiation and contracts. All board members, John Piseck, Victoria Adams, Jennifer Young, Erin Spina, Anthony Hallak, Shannon Wagner, and Greg Malta were invited to stay.

Alana Basloe moved, seconded by Frank Mendl to end executive session at 9:52am. The motion carried with 6 ayes and 0 nays.

Being no other business, Alana Basloe moved, seconded by Frank Mendl to adjourn at 9:52 AM. The motion carried with 6 ayes and 0 nays.

Respectfully Submitted,



Jennifer Young
Administrative Assistant

INDUCEMENT RESOLUTION

Resolution: 032525-11

At a regular meeting of the Herkimer County Industrial Development Agency held at 420 E. German Street, Herkimer, New York on March 25, 2025 at 8:00 A.M.

The meeting was called to order by the Chairman, and, upon the roll being called, the following were

PRESENT: Vincent J. Bono, Cory Albrecht, Ann Gaworecki, Timothy Day, Frank Mendl, and Alana Basloe

ABSENT: None

ALSO PRESENT: John Piseck, Victoria Adams, Jennifer Young, Erin Spina and Anthony Hallak

The following resolution was offered and seconded with the members voting:

AYE

NAY

All

None

RESOLUTION OF THE HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY (the "AGENCY") TAKING OFFICIAL ACTION TOWARD APPOINTING DNA HOOPS, 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.

WHEREAS, the Herkimer County Industrial Development Agency (the “Agency”) is authorized and empowered by Title 1 of Article 18-A of the General Municipal Law of the State of New York Chapter 410 of the Laws of 1970 and Chapter 158 of the Laws of 1981 of the State (collectively, the “Act”) to promote, develop, encourage and assist in the constructing, reconstructing, improving, maintaining, equipping and furnishing of industrial, manufacturing, warehousing, pollution control, commercial, research and recreation facilities for the purpose of promoting, attracting developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York (the “State”); to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to provide assistance in the construction and equipping of one or more “Projects” (as defined in the Act); and

WHEREAS, the Company has presented an application (the “Application”) to the Agency, a copy of which was presented at this meeting and copies of which are on file at the office of the Agency, requesting that the Agency consider undertaking; (i) to provide assistance through sales tax and mortgage tax incentives for the constructing, equipping, and financing of the above described project Facility and real property tax relief in the form of a Payment in Lieu of Tax Agreement (the “Assistance”), (ii) to acquire, construct, equip, and finance the Facility or to cause the Facility to be constructed, equipped, and financed; and (iii) to lease (with an obligation to purchase) or sell the Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, the Facility will consist of the construction and equipping of a 16,000 square foot recreational and tourism destination facility and office space located at 135 Gros Boulevard in the Town of Herkimer, Herkimer County, State of New York, known as Tax Map No. 113.4-1-19.7. The Project has an estimated cost of One Million Two Hundred Sixty Six Thousand Five Hundred Fifty Five and 00/100 Dollars (\$1,266,555.00) (the “Project Costs”); and

WHEREAS, the Agency has given due consideration to the Application and to representations by the Company; and

WHEREAS, the Project should receive Financial Assistance in the form of exemptions from sales tax and mortgage tax based on the description of public benefits to occur as a result of the Project as described in a cost benefit analysis performed by the Agency and failure by the Company to meet the expected public benefits will result in a recapture event; and

WHEREAS, pursuant to Article 8 of the Environmental Conservation Law and the regulations adopted pursuant thereto the Department of Environmental Conservation of the State Department of Environmental Conservation of the State (collectively “SEQR”), the Agency constitutes a State Agency; and

WHEREAS, the Agency has considered its environmental assessment form and related forms (the questionnaire submitted by the Company) the requisite criterion to determine whether the proposed action or the Project will have a significant effect on the environment; and

WHEREAS, if required by the Act, a public hearing will be duly noticed and had with respect to the Facility and the Assistance.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE HERKIMER COUNTY INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

1. Based upon the application and other representations made by the Company to the Agency and the Agency's due deliberation, the Agency hereby makes the following findings and determinations:

A. The Facility constitutes a "Project" within the meaning of the Act.

B. The Assistance will induce the Company to locate the Facility in the County, thereby maintaining and increasing employment opportunities within the State of New York and otherwise furthering the proposes of the Agency as set forth in the Act.

C. Except as is permitted by law, the Facility will not result in the removal of a commercial, industrial or manufacturing plant or facility of the Company or any other proposed occupant of the Facility from one area of the State to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Facility located in the State.

2. The form and substance of the proposed agreement in substantially the draft form presented to this meeting between the Agency and the Company setting forth the undertakings of the Agency and the Company with respect to providing of the Assistance (the "Agreement") are hereby approved. The Chairman, Vice Chairman and Chief Executive Officer of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver the Agreement in substantially the form presented to this meeting, with such changes in terms and form as the Chairman, Vice Chairman or the Chief Executive Officer shall approve. The execution thereof by the Chairman, Vice Chairman or Chief Executive Officer shall constitute conclusive evidence of such approval.

3. Subject to the conducting of a public hearing, if required, pursuant to Sections 859-a and 862 of the Act and subject to the conditions set forth in the Agreement, the Company is hereby authorized to proceed with the acquisition, construction, equipping, and financing of the Facility and to advance such funds as may be necessary to accomplish such purposes.

4. Subject to the conducting of a public hearing, if required, pursuant to Sections 859-a and 862 of the Act and subject to the conditions set forth in the Agreement, the Company in accordance with the Agreement and where applicable its tenant or tenants, are appointed the true and lawful agents of the Agency (i) to acquire, construct, equip, and finance the Facility, (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency, and in general to do all things which may be requisite or proper

for completing the Facility, all with the same powers and the same validity as the Agency could do if acting in its own behalf.

5. This Project shall not proceed until it has conformed with all requirements of SEQR, conditions (if any) imposed by the Town of Herkimer, this Agency has adopted the Negative Declaration of the Town of Herkimer or County of Herkimer as Lead Agency in the SEQR process and the Company has provided sufficient proof of its ability to finance the Project.

A copy of this resolution, together with the attachments hereto, shall be placed on file in the office of the Agency where the same shall be available for public inspection during business hours and notices of this negative declaration shall be filed, posted and published as shall be necessary to conform with the requirements of SEQR.

6. This Resolution shall take effect immediately.

STATE OF NEW YORK)
) ss.:
COUNTY OF HERKIMER)

I, the undersigned Assistant Secretary of the Herkimer County Industrial Development Agency, do hereby certify that I have compared the foregoing extract of the minutes of the Herkimer County Industrial Development Agency (the "Agency") held on March 25, 2025 with the original thereof of file in my office, and that the same is a true and correct copy of the original and of the whole of the original insofar as the same relates to the subject matters therein referred to.

I, FURTHER CERTIFY that (i) all members of the Agency had due notice of the meeting, (ii) the meeting was in all respects duly held, (iii) pursuant to Section 99 of the Public Officers Law (Open Meetings Law), the meeting was open to the general public, and public notice of the time and place of the meeting was duly given to the public and news media in accordance with Section 99 and (iv) there was a quorum of the members of the Agency present throughout the meeting.

I, FURTHER CERTIFY that, as of the date hereof, the attached resolution is in full force and effect and has not been amended, repealed and rescinded.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Agency this 25th day of March, 2025.

**HERKIMER COUNTY INDUSTRIAL
DEVELOPMENT AGENCY**

By: 
Victoria Adams, Assistant Secretary

