

City of Mechanicville – Town of Stillwater
Industrial Development Agency
MEETING MINUTES
March 16, 2026

MEMBERS PRESENT: Chair Sally Herrick, Vice-Chair Maria Morris, Treasurer Marilyn Erano, John Amodeo, Barbara Corsale, Keith Johnson, and Judy Wood-Zeno.

MEMBERS NOT PRESENT: John Fusco, CEO Jon Bove Jr. and CFO Sal Iavarone.

ALSO PRESENT: Attorney James Carminucci, SEDC President Greg Connors, SEDC Tori Riley, Administrative Assistant Secretary Gina Kenyon and Consultant Mark Seber.

INTRODUCTION OF NEW BOARD MEMBEER KEITH JOHNSON: Chairperson Sally Herrick introduced Keith Johnson to the Board and welcomed him.

TREASURER’S REPORT: Marilyn Erano gave everyone the Treasurer’s report. Barbara Corsale made a motion to accept the report, seconded by Judy Wood-Zeno, there was a unanimous vote, and the motion was carried.

AUDIT COMMITTEE REPORT: Barbara Corsale stated that the Audit Committee met earlier in the day and stated they went over the Audit that was done by Cusack & Company and felt it was very well represented and they feel secure where the Agency is. While the Cusack auditor was reviewing our account balance with Sally and reaching out to TD Bank. TD Bank discovered that our account was not flagged by them as a governmental account. The TD bank balance was correct, and they have since adjusted it to be a governmental account.

OTHER BUSINESS:

Chairperson Sally Herrick brought up the need for clarity from the Board on any future potential apartment projects that may come before the Board. She stated that she wanted SEDC to be given guidance by the Board on this matter and that it would help the Board going forward. After a robust discussion it was determined by the Board that only sales tax and mortgage tax exemptions would be considered when reviewing future potential apartment projects. This reflects what was done with BoCrest Fields LLC and would continue as guidance going forward.

Insurances: Chairperson Sally Herrick spoke of the need for Liability and General Liability Insurance for the Agency which Connors Agency was able to obtain. Marilyn Erano made a motion to obtain the Liability and General Liability through Connor Agency and to amend the budget to reflect the increase of \$1600, seconded by Barbara Corsale, there was a unanimous vote, and the motion was carried.

Contract Renewal: Judy Wood-Zeno made a motion to renew Mark Seber’s contract which will remain the same as last year, seconded by Maria Morris, there was a unanimous vote, and the motion was carried.

PARIS Report: Chairperson Sally Herrick announced all information for the PARIS report has been received and it will be submitted on time.

Project Employment Numbers: Chairperson Sally Herrick announced that the request have been sent and have received the numbers back for the PARIS report.

PILOT Billings: Find candidates fast so while other chairperson Sally Herrick announced that the billings have been set and the Polyset billing will be sent out on Wednesday.

Request from HH Owner LLC,/Hudson Heights for the Extension of Existing Sales Tax Abatement Through June 30, 2026: The IDA received a request to extend sales tax exemption through June 30th 2026. John Amodeo made a motion to Extend the sales tax exemption through June 30th 2026, seconded by Barbara Corsale, there was a unanimous vote and the motion was carried.

SEDC Sponsorship: Chairperson Sally Herrick announced that SEDC would be having Mainstage sponsorship event at SPAC on April 30 at 5:30 there was a by Maria to contribute \$1500 for sponsorship to the SPAC Mainstage event seconded by Judy Wood-Zeno, there was a unanimous vote and motion was carried.

SEDC president Greg Connors and SEDC representative Tori Riley Discussed an economic development analysis study that Was going to be conducted through the County Maria Morris made a motion to contribute \$1000 towards the study, there was a second by Judy Wood-Zeno, there was a unanimous vote and motion was carried.

Sally Herrick announced there was a vacancy in the Secretary position Barbara Corsale made a motion for John Amodeo to be agency Secretary seconded by Marilyn Erano, there was unanimous vote and motion was carried,

Marilyn Erano discussed doing something for past member Pat Hildreth's family, there was a motion made by Marilyn Erano To pass a resolution in his honor, seconded by John Amodeo, there was a unanimous vote and motion was carried

ADJOURNMENT: Meeting adjourned: 4:42 p.m.
Motion by: Keith Johnson
Seconded by: Marilyn Erano

Respectfully submitted,

Gina Kenyon
Administrative Assistant Consultant