

**City of Mechanicville – Town of Stillwater**  
**Industrial Development Agency**  
MEETING MINUTES  
May 26, 2026

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

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

ALSO PRESENT: Attorney James Carminucci, SEDC President Greg Connors, SEDC Tori Riley, Administrative Assistant Gina Kenyon, Consultant Mark Seber, PJ Peculis (RM Dalrymple Company), and Jim Ether (RM Dalrymple Company).

DALRYMPLE APPLICATION OVERVIEW: SEDC President Greg Connors gave an overview of the RM Dalrymple application. He stated the application is being submitted on behalf of a lifelong business RM Dalrymple Company located at Grace Moore Road and added that the project contemplates the construction of an approximate 17,000 square foot structure to accommodate warehouse, parks and service as well as to serve as the company's corporate headquarters, it will be located in proximity to the intersection of County Rout 76 and Grace Moore. He went on to say that the total project cost is estimated to be approximately \$5.1 million and anticipates the creation and important retention and creation of 67 full-time jobs over the next three years with the additional of creation of approximately 10 temporary construction jobs over the next six to nine months. He stated that consistent with other projects of this type enabled by the agency the applicant is requesting sales tax and mortgage tax exemptions as well as a five year commercial PILOT with the estimated value of the incentives and benefits of approximately \$550,000 before the applicants expense of an estimated \$59,000 broken down for the agencies information further the sales tax exemption is approximately \$177,000 of mortgage tax approximately 300,000 in the five year commercial pilot approximately \$75,000. He went on to say the project has received planning board approval and if approved by the agency this afternoon subject to the required public hearing will keep a long time family business in the town Stillwater, create both meaningful full-time employment and temporary construction jobs in the town, back to the Real Property Assessment tax base from its current vacant land assessment of approximately \$11,000 an estimated commercial assessment in excess of \$1 million, and contributed a positive way to the overall economic well-being of the town of Stillwater. President Connors stated that the owner PJ Peculis and manager Jim Ether were in attendance to answer any questions. He then stated that his colleague Tori Riley had done some additional research and asked her to complete the presentation. Tori stated that this this company continues to operate for the original location of 50 years and there is a much needed expansion and modernization and in order for them to continue to service their existing clients while also according opportunities to take on more work and really most importantly they need to build a proper office to be able to retain employees and to attract new employees. She added the company has several employees that live in Town and the company services the fueling equipment who for Stillwater Central School, Mechanicville Central School district, the Town of Stillwater, the City of Mechanicville, DeCrescente Distributing, and many of the convenience stores throughout the region. She went on to say they really desperately need to expand the warehouse and prefab area to better serve their clients and to position themselves to be

able to take on more work and as well as allowing ample much needed space in their offices so they can track the personnel that would get them through the next 50 years. Judy Wood-Zeno asked if 67 new jobs would be completed and President Connors stated that when completed 7 new jobs will be added to the existing 60 jobs making the total 67 jobs.

Attorney Jim Carminucci had SEDC clarify the PILOT structure and briefly discussed assessment with Tori Riley and Greg Connors so that everyone knows the PILOT is an estimate and as assessment changes so will the PILOT payment amounts based off of the percentages outlined in the application.

John Amodeo made a motion to accept the application and second by Judy Wood-Zeno, there was a unanimous vote and the motion carried.

REVIEW AND APPROVAL OF PREVIOUS MEETING MINUTES: Chairperson Sally Herrick asked if everyone had a chance to read the minutes from the April meeting and if there were any questions. There was a motion to accept minutes by Maria Morris and second by Marilyn Erano, there was a unanimous vote, and the motion carried.

TREASURERS REPORT: Marilyn Erano gave everyone the Treasurer's report. There was a discussion by the members about the service charge of \$12.10 and Chairperson Sally Herrick advised them that she would contact the bank about the service charge. Maria Morris made a motion to accept the report, seconded by Barbara Corsale, there was a unanimous vote, and the motion was carried.

OTHER BUSINESS: Chairperson Sally Herrick announced that the gentleman who is in charge of the agencies at the bank is no longer employed there she is working with someone at the bank to discuss who will be in charge of the account once that is all taken care of they will schedule a phone meeting with the TD Bank and the Finance Committee as soon as she receives the information she will be scheduling that.

Chairperson Sally Herrick Read a thank you note that was received from Carol Hildreth thanking the IDA for their tribute to Pat.

Chairperson Sally Herrick announced that Hudson Heights reached out to her and offered any of the members to go on a tour of their project She welcomed all members who wanted to attend to let her know.

SEDC President Greg Connors handed out an economic impact analysis which is a cumulative impact of Saratoga County's economic development projects from 2020 to 2025 and stated a copy would be sent to the City of Mechanicville's Mayor and the Town of Stillwaters Supervisor.

NEXT MEETING: Chairperson Sally Herrick announced they will hold a public hearing on Monday June 15<sup>th</sup> @6:00 pm located at the Stillwater Town Hall for the RM Dalrymple project.

ADJOURNMENT: Meeting adjourned: 3:35 p.m.

Motion by: John Amodeo  
Seconded by: Barbara Corsale

Respectfully submitted,

Gina Kenyon  
Administrative Assistant Consultant