

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**June 8, 2021  
CCIDA Offices  
9 East Washington Street  
Ellicottville NY 14731  
11:15 a.m. In Person or via Teleconference Call/Zoom**

**\* Please note this Board Meeting was conducted via Teleconference due to the Covid-19 Restrictions placed by N.Y.S. \***

**Roll Call:**     -Taken-

**Members  
Present:**

Mr. Thomas Buffamante - Chairman  
Mr. Brent Driscoll  
Mr. Michael Wimer  
Mr. John Stahley  
Ms. Ginger Schroder

**Excused:**

Mr. Joseph Higgins  
Mr. Joseph Snyder

**CCIDA Staff/Counsel:**

Mr. Corey R. Wiktor, Executive Director CCIDA  
Mr. Robert Murray, Harris Beach PLLC Legal Counsel

**Presenters/Guests (Teleconference):**

Ms. Shelby Toth – *The Villager*  
Mrs. Crystal Abers – *Cattaraugus County Economic Dev., Planning and Tourism*

Chairman, Thomas Buffamante called the meeting to order at 11:16 a.m.

A roll call of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Stahley and Mr. Wimer were present. Mr. Higgins and Mr. Snyder were excused.

### **APPROVAL OF MINUTES:**

**A Motion** was made by Ginger Schroder with a second by Brent Driscoll to accept the April 27, 2021 CCIDA Board Minutes as prepared. **Motion Carried**

### **\*New Applications/Projects\***

#### **(#1.) Walsh Huskies, LLC:**

-Mr. Wiktor next discussed the application received from Mike Bysiek partner of the Walsh Huskies, LLC project. He has submitted an application for the purchase and renovation of the former “Kelly House Lodge” in Ellicottville, NY. Two (2) local buyers will be purchasing the Lodge and rental home that is part of the campus to renovate and update the 6,000 sq. ft. lodge – 16 units along with the 2,800 sq. ft. rental home and the 800 sq. ft. outbuilding for short term lodging to compliment tourism amenities in the Village and Town of Ellicottville. Future plans also look to include an expansion to the facilities as well. **Total Project cost/investment of: \$660,000 (+-).**

This is a very exciting project right in the Village of Ellicottville, NY. The renovation of this Ellicottville lodge will give another avenue of lodging for four season visitors to Ellicottville, New York.

#### **(#2.) St. Pup Pet Urgent Care:**

-St. Pup Pet Urgent Care/Southern Tier Pet Urgency Professionals has submitted an application for the opening of a Pet Urgent Care facility in Olean, NY. Katie Gies, DVM has recently moved to Olean with her family and will be renovating roughly 3,600 sq. t. from Park Centre Development to open the only Urgent Care Pet facility in the Southern Tier. This project is desperately needed within the County. **The Total Project cost/investment of \$500,000 (+,-)**

Mr. Wiktor stated that this is such a great project for this County and we are very excited to welcome Katie Gies to Cattaraugus County.

### **\*Resolutions from Prior Applications/Projects in Process\***

#### **(#1.) Ava Grace Eco Fashions:**

-Ava Grace Eco Fashions has purchased a new location in the Village of Ellicottville in which to move her clothing store into. The IDA Board did approve this SNAP Lease project in January 2021. This Resolution is being done to amend the property address that was originally submitted with the Snap Lease Application the **Total Project cost/investment of \$250,000 (+,-)** This Resolution also confirms the signatory authority for

Corey R. Wiktor to sign documents for this project and projects going forward.

**Resolutions:**

A **Motion** was made by Mike Wimer seconded by John Stahley, **AMENDATORY RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE APPROVAL OF A CHANGE OF ADDRESS FROM 24 MONROE STREET, ELLICOTTVILLE, NEW YORK TO 23 JEFFERSON STREET, ELLICOTTVILLE, NEW YORK RELATED TO THE PROVISION OF FINANCIAL ASSISTANCE WITH RESPECT TO THE AVA GRACE ECO FASHIONS PROJECT (AS MORE FULLY DESCRIBED BELOW)** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer and Mr. Stahley voted yes. Mr. Joseph Higgins and Mr. Joseph Snyder were excused. **Motion Carried**

**(#2.) Win Sum Ski Corp.**

The minutes from the Public Hearing held at 9:00 a.m. on May 17, 2021 at the CCIDA Offices were included in the board packets for Board member’s review. For the record no one was in attendance at this Public Hearing for the 2021 Summer Project for Win Sum Ski Corp. – **Total Project cost/investment of: \$2,096,854 (+,-)**

A **Motion** was made by Michael Wimer seconded by Ginger Schroder, **RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF WIN SUM SKI CORP., AND/OR INDIVIDUAL (S) OR AFFILIATE(S) , SUBSIDIARY(IES), OR ENTITY (IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROEJCT DESCRIBED BELOW; (ii) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) AUTORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTNACE TO THE CMMPNY IN THE FORM OF A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, AND (vi) AUTHORIZING THE NEGOTIATION AND EXECUTIN OF AN AGENT AND FINANCIAL ASSISTANCE PROEJCT AGREEMENT, AND RELATED DOCUMENTS.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer and Mr. Stahley voted yes. Mr. Joseph Higgins and Mr. Joseph Snyder were excused. **Motion Carried**

*(Mr. Buffamante stated that his firm does do work for Win Sum Ski Corp., however they have no financial interest in the Company or this particular project.) (Mr. Wimer also stated that CCB does business with Win Sum Ski Corp. however they have no financial interest in the Company or this particular project.)*

**(#3.) Rte. 9 Travel Center:**

Ret. 9 Travel Center owner has asked the CCIDA to terminate the leasehold agreement and also the PILOT agreement so that the property can be sold and also gives Signatory Authority to Corey R. Wiktor to sign the termination documents.

A **Motion** was made by Michael Wimer seconded by John Stahley, **RESOLUTION AUTHORIZING THE EXECUTION OF A TERMINATION AGREEMENT WITH SUPPPORTING DOCUMENTATION REGARDING THE LEASE AGREEMENT, UNDERLYING LEASE AGREEMENT AND LICENSE AGREEMENT BETWEEN THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AND RTE. 9 TRAVEL CENTER INC. (THE “COMPANY”)** A Roll Call vote was taken, Mr.

Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer and Mr. Stahley voted yes. Mr. Joseph Higgins and Mr. Joseph Snyder were excused. **Motion Carried**

**(#4.) NES Bearings/Nipperland:**

The IDA Public Hearing has been set for June 17<sup>th</sup> at 9:00 a.m. The Olean Planning Board recently cleared the project for expansion in the City of Olean. The IDA will look to formally approve this project at our next Board Meeting on July 27<sup>th</sup>.

**FINANCIAL REPORT:**

Mr. Wiktor reported that \$9,101.00 was received from Win Sum Ski Corp. for Sales Tax Letters from their 2020 Project and \$1,500.00 for the Summer 2021 Application fee, for a total of \$10,601.00

**A Motion** was made by Brent Driscoll, seconded by Ginger Schroder to approve the April 2021 Financial Statement as prepared. A Roll Call vote was taken, Mr. Buffamante, Mr. Wimer, Ms. Schroder, Mr. Driscoll and Mr. Stahley voted yes. Mr. Snyder and Mr. Higgins were excused. **Motion Carried**

**The Agency has the following Projects in the closing stages:**

<b>Allegany CSG LLC:</b>	<b>\$74,163.00</b>	<b>(1/4 payment was received in June 2021)</b>
<b>Portville CSG 3, LLC:</b>	<b>\$84,854.00</b>	
<b>Portville CSG 4, LLC:</b>	<b>\$81,349.00</b>	
<b>Otto CSG 1 LLC:</b>	<b><u>\$92,029.00</u></b>	
<b>TOTAL</b>	<b>\$332,395.00</b>	

The Agency is also working on closing documents relating to thirteen (13) active projects at this time. *Furthermore, these projects are projected to close within the Third Quarter of 2021; as these projects are in "Final Document" stages.*

**\*Executive Directors Reports:**

**-Internal (IDA Meetings/Discussions):**

- ✓ Corey to discuss several new proposed projects that are in the process of submitting applications within the next few months to the IDA. The future looks promising for the CCIDA if these proposed projects continue to move in the right direction. Fingers Crossed!
- ✓ **Worthy Pharmacy in Olean, NY** holds Grand Opening. **MJ Painting** is growing and currently hiring. **Gowanda Electronics** is also hiring.
- ✓ New York State Map: Change in Small businesses in operation, Cattaraugus County in the plus column for new startup businesses! See handout.
- ✓ Site Request for 430,557 sq. ft./20 Acres Green or Brownfield. We have met with this perspective developer via Zoom and have discussed a few properties that may suit their desired needs. More to come in the month of June on this.

- ✓ Potential Business – Keri Kerper sent a message from Mayor Aiello that a light manufacturing & research and development firm is looking at some locations in Olean, NY. We have been in touch with the developer and have discussed a few sites and IDA programs that would be available to them for this investment.
- ✓ Mayor Aiello stated that the City is in favor of the Manufacturing facility. They are looking at the Dahl Tile building leasing space or one of Jeff Belt’s buildings.
- ✓ We spent a day with an out of state light Manufacturing company that is looking for Industrial land in Olean, NY. More to come. The business is looking to make a significant investment, we are hoping to land this Company.
- ✓ Have been working with Timberhut Cabin Company who is purchasing a building in Great Valley, NY the vacant car dealership to move his construction business for small timberhut buildings to be built on site. Please see article for further information that was included in your packet.
- ✓ News from Senator George Borrello attended Press Event on May 18, 2021 at EBC. Senator Borrello joined by elected officials and employers to underscore economic harm caused by labor shortage. New legislation sponsored by Senator Borrello would require NYS to opt-out of supplemental \$300 per week federal unemployment benefits. This move would put state in line with approximately two dozen other states who are dropping the benefit. Corey was a speaker at this event.
- ✓ Met for a fourth time with a local merchant in Ellicottville who is planning on purchasing a new building in Ellicottville and how the IDA may be able to assist the project and investment.
- ✓ Met WNY developer who is considering an Adaptive Reuse project on a “key” building in Olean. Investor has our applications.
- ✓ Attended the monthly CCBDC Board meetings relating to small business loans within Cattaraugus County.
- ✓ Met with a commercial solar developer who is looking to construct a project in East Otto. Also discussed a proposed 5 MW commercial solar project that is looking to be built in the Town of Ellicottville. More to follow.
- ✓ Attended the monthly Olean Business Development Board meetings, via Zoom.
- ✓ Zoom meeting with Buffalo Niagara with respect to a Commercial Property marketing piece that we have been working on and will be releasing this Summer.
- ✓ Met with a local developer in Ellicottville who is proposing a “Tiny House” Development. We will discuss at a later date with the Board as this project evolves and ways the IDA may be able to assist.
- ✓ Met with Calamar Construction/Development to discuss a few possible projects within the County.
- ✓ Met with Richard Zink from Southern Tier West to discuss a variety of topics related to economic development, ideas for 2021 and the WRC & STEDO Loan Funds and possible projects within the County.

- ✓ “Exit 24” Meeting to discuss the need for sewer infrastructure to the former “K-Mart” site in Allegany. We met with various stakeholders to discuss ideas and thoughts and how a “PIF” may come into play. More to follow.
- ✓ Met with Thomas Buffamante for a catch-up meeting and discussion.
- ✓ Talked with Cushman Wakefield with respect for the need of 15,000 sq. ft. of office space in the Allegany/Olean Area. Gave the realtor various sites to consider.
- ✓ Met with a landowner in Dayton who is interested in leasing some land from the IDA with respect to her Church and Food Pantry. We will be meeting again to further discuss and try and help her needs.
- ✓ Met John Bartimloe from the OBDC for a follow meeting with respect to a few new projects that we are working on.
- ✓ Met with Crystal Abers for a “catch up” meeting in Ellicottville to discuss projects and developments within the County.
- ✓ Virtual Job Fair on May 6<sup>th</sup> from 11-2. There were over 80 employers who took part in the event.
- ✓ Met with Tom from Savarino Development to discuss potential projects and properties within Cattaraugus County.
- ✓ Met with Mayor Aiello in Olean to discuss and review various on-going and proposed projects within the City of Olean.
- ✓ Lunch meeting with John Crawford from the SBDC in Olean.
- ✓ Zoom meeting with Richard Schechter from Cushman Wakefield, commercial real estate broker to discuss various projects.
- ✓ Met with Bob Dingman and Mel Shaw from NY & Lake Erie RR to discuss updates and possible ideas on “Rails to Trails” for sections of the rail that are no longer in use or operation. More to follow.
- ✓ Met with Bob Murray and Greg Sehr to discuss a possible working engagement with Greg’s Firm on various select projects and business recruitment to the County.
- ✓ Met with Krog Development to discuss a possible development on the “Olean Gateway” property in Olean. I anticipate a meeting in June with our Counsel to further discuss ideas and a strategy.
- ✓ Met with a local tourism destination facility to discuss a very significant proposed project to their site. The owner is looking at an early Fall timeframe. We will be meeting again this month to review the IDA’s programs and incentives.
- ✓ Met with a small business (manufacturer) who is in the North part of the County who is considering creating and investing in a new division. They are currently reviewing proposals with their lender, more to follow as they learn more.

**-External (Points of Interest relating to the CCIDA):**

- ✓ **Economic Development Strategy:** Siemens Energy looking to “*Re-skilling fossil energy workers for the New Energy Focus.*” We have had several meetings and discussions with Siemen’s Officials about the various next steps relating to the area workforce and real estate. Various stakeholders have been brought in to these meetings. Next one is in mid-June.
- ✓ **NYSEDC:** Message from Executive Director to all New York IDA’s. “*Launch of IDA Research Study and Impact.*” We are beginning to put together various marketing components on the effectiveness of IDA’s in NYS and how they impact local investment and the Counties we serve. We will be putting out formal marketing collateral later this Fall. This is really needed and will help inform the public on what we do and hopefully clear up any misconceptions.
- ✓ **Prevailing Wage Legislation:** What the impact will be if the Prevailing Wage Legislation is passed in January 2022. Please see the included article for further information and the impact of this Legislation.
- ✓ **NYS Bar Association:** “*New York to Require Contractors to pay prevailing wages on Certain Private Projects.*”
- ✓ **InBn Investor:** Update for May 2021. Update piece from Invest Buffalo Niagara as we come out of the Covid pandemic.
- ✓ **Invest Buffalo Niagara:** *WNY Industrial Real Estate Development Taskforce meeting.* I am on a panel that will be putting together real estate, property and buildings within Cattaraugus County on a revised listing and website. This too is needed!
- ✓ **Greater Olean Area Chamber of Commerce:** “*PPP, EIDL, SVOG, RRF, OH MY what does this all stand mean for businesses in New York State?* A recent update article relating to these programs.
- ✓ **Cushman & Wakefield:** Commodities, shortages and inflation: “*What’s the impact on Industrial Real Estate*”. How the global pandemic of Covid is reshaping and refining the commercial real estate market.
- ✓ **Economic Development:** I attended a meeting on the Economic Development in 3 Counties in the Southern Tier.
- ✓ **Website:** Update to the CCIDA Board in regards to the CCIDA website being updated. The IDA is in the process of updating our website, the first real update to the site since 2006! We are making some great strides and improvements to the site.
- ✓ **NYSEDC:** Message from the Executive Director regarding NYS Consolidated Funding Application. CFA Round is open and due by the last Friday in July.
- ✓ **Rep. Tom Reed:** Registered to join briefing on May 25, 2021 at 1:00 p.m. This was the National Association of Counties Briefing on Coronavirus State and Local Fiscal Recovery Fund.
- ✓ **Bank of Buffalo:** Meeting with Jeff Sentiff of Bank of Buffalo. Mr. Sentiff is looking at Cattaraugus County to assist companies in their development banking needs.

- ✓ **Workforce Development:** Attended Cattaraugus-Allegany Workforce Development Board meeting.
- ✓ **Grant Opportunities:** Staff transition of Alison Hunt to Senator Borrello’s office and Grant Opportunities update on the Federal side.
- ✓ **Upstate United:** Taxed Out “*NY State Tax Burden rises to Historic heights.*”
- ✓ **Ellicottville Town Board:** Town Board of Ellicottville has set a Public Hearing in regards to a Tiny Home Village at the bottom of Fish Hill Road and proposed Solar farm.

**Adjournment:**

A **Motion** was made by Michael Wimer seconded by Ginger Schroder to adjourn the meeting at 12:16 p.m. All in Favor – **Motion Carried.** Mr. Higgins and Mr. Snyder were excused.

**\* Next CCIDA Board of Directors Meeting: Thursday June 24, 2021 at 11:00 A.M. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, N.Y. and also via Zoom.**