

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**October 14, 2021  
CCIDA Offices  
9 East Washington Street  
Ellicottville NY 14731  
9:00 a.m. In Person or via Teleconference Call/Zoom**

**Roll Call:**    -Taken-

**Members  
Present:**

Mr. Thomas Buffamante – Chairman  
Mr. Joseph Higgins  
Mr. Brent Driscoll – via Zoom  
Mr. Michael Wimer - via Zoom  
Ms. Ginger Schroder – via Zoom

**Excused:**

Mr. John Stahley  
Mr. Joseph Snyder

**CCIDA Staff/Counsel:**

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

**Presenters/Guests (Teleconference):**

Mr. Greg Sehr – *Upstate Consultants*

Chairman, Thomas Buffamante called the meeting to order at 9:02 a.m.

A roll call of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Higgins attended in person, Mr. Driscoll, Ms. Schroder and Mr. Wimer were present-via zoom conference call. Mr. Snyder and Mr. Stahley was excused.

A Motion was made by Joseph Higgins seconded by Brent Driscoll to accept the Board Meeting Minutes from September 15, 2021 as presented to the Board. All in favor. **Motion Carried.**

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

#### **.(#1.) Pivot Solar NY 3, LLC:**

The CCIDA received an application from Pivot Solar NY 3, LLC. for the proposed Project of a 2.3MW community solar array build on approximately 14 acres of private land using a single axis tracking system to maximize energy production. This solar project is being proposed in the Town of Yorkshire, NY. A Town Board Letter of Support has been included in your packet.

**-Total Project cost/investment of: \$4,677,500 (+-).**

The developer Gordon Woodcock has provided the Projects benefits and has stated that the renewable energy produced and transmitted to the electrical distribution system will help New York state achieve its clean energy goals. This solar project will benefit the surrounding Community and also be used for Commercial use. Approximately 16 acres of the 141-acre parcel will be removed from the agricultural projection base for the duration of the project. Upon project completion the system will be decommissioned and returned to its original condition. Approximately 29 Construction jobs will be used during the four-month construction term and local vendors will be used whenever possible for supplies and materials during the build.

#### **.(#2.) Allegany Crossings, LLC:**

The CCIDA received an application Allegany Crossings for the conversion of an existing property to self-storage and other tenant spaces in the Town of Allegany. This project will take place at the old Kmart building on Route 417 (Exit 24).

**-Total Project cost/investment of: \$12,000,000 (+-).**

The Developer Mr. Dana Cornell through his Olean-based real estate investment management firm, Cornell Capital Holdings, has an opportunity to push through a project that he believes will directly benefit the Community when completed. Mr. Wiktor said this project is very exciting for the Town of Allegany as this property has been vacant for a period of time. Mr. Wiktor also stated that this project would allow a drastic improvement in the gateway to Allegany from I-86 and could be a catalyst for further development in the area.

### **\*Resolution from Prior Application/Project in Process\***

#### **(#1.) MJ Painting Contractor Corp.:**

MJ Painting Contractor Corporation's Public Hearing was held at 9:00 a.m. in the Conference Room at Olean City Hall on October 9, 2021. There was no one in attendance at this Public Hearing. The Resolution being presented to the CCIDA Board is to increase the financial assistance to more than \$100,000 in benefits.

**-Total Project cost/investment of \$1,833,500 (+-).**

**Inducement Resolution:**

A **Motion** was made by Joseph Higgins seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) (i) ACKNOWLEDGING THE PUBLIC HEARING HELD BY THE AGENCY ON OCTOBER 7, 2021; (ii) AUTHORIZING FINANCIAL ASSISTANCE TO MJ PAINTING CONTRACTOR 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 EXCESS OF \$100,000; AND (iii) RATIFYING, CONFIRMING, AND AUTHORIZING THE NEGOTIATION, EXECUTION AND DELIVERY OF AN AGENT AGREEMENT, LEASE AGREEMENT, LEASE-BACK AGREEMENT, PILOT AGREEMENT AND RELATED DOCUMENTS. A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer and Mr. Higgins voted yes. Mr. Stahley and, Mr. Snyder were excused. **Motion Carried.** (*Mr. Buffamante stated that his firm does do work for MJ Painting contractor Corp. however, they have no financial interest in the Company or this particular project.*)

**(#2.) West Valley Solar:**

West Valley Solar has asked the CCIDA Board to approve an amendment to their current PILOT to extend the effective date as the project was not completed by the expected date due to project delays.

**Resolution:**

A **Motion** was made by Brent Driscoll and seconded by Ginger Schroder, RESOLUTION AUTHORIZING THE EXECUTION BY COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN FIRST AMENDMENT TO LEASE AGREEMENT, FIRST AMENDMENT TO LEASEBACK AGREEMENT, AND FIRST AMENDMENT TO PILOT AGREEMENT FOR THE WEST VALLEY SOLAR LLC PROJECT. A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer and Mr. Higgins voted yes. Mr. Stahley and, Mr. Snyder were excused. **Motion Carried.**

**\*Projects in Process Update\***

-The IDA did send a NYS Sales Tax Abatement Letter to Great Lakes Cheese Co. on Monday, Sept. 27, 2021. This will allow the Company to start purchasing equipment & materials related to the proposed project. This is Great News!

-Public Participation Plan-Public Meeting on October 27<sup>th</sup> at 12:00 PM and 6:30 PM via Zoom. Notice of public meeting information was included in your packet.

Mr. Wiktor answered any questions the Board had in regards to the Great Lakes Cheese Project and also discussed where the CCIDA and Great Lakes Cheese is in the Permit process. Mr. Wiktor also provided to the CCIDA Board Members an update of expenditures of the money allocated for the Great Lakes Cheese Project by Cattaraugus County.

**ELECTION OF OFFICERS: 2022 – COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY & CATTARAUGUS COUNTY CAPITAL RESOURCE CORP.**

**Chairman:** **Mr. Thomas Buffamante**  
**First Vice Chairman:** **Mr. Joseph Higgins**  
**Secretary:** **Mr. James (Joe) Snyder**  
**First Assistant Secretary:** **Mr. Michael Wimer**  
**Treasurer:** **Mr. Brent Driscoll**  
**Director:** **Mr. John Stahley**  
**Director:** **Mrs. Ginger Schroder**

**Audit Committee Members of the CCIDA:**

**Chairman:** **Mr. Thomas Buffamante**  
**Member:** **Mr. Brent Driscoll**  
**Member:** **Mr. Michael Wimer**

**Governance Committee Members of the CCIDA:**

**Chairperson:** **Mr. Joseph Higgins**  
**Member:** **Mr. James Snyder**  
**Member:** **Mr. John Stahley**  
**Member:** **Mr. Ginger Schroder**

**Finance Committee: Revenue Bond Issuances:**

**Chairperson:** **Mr. Brent Driscoll**  
**Member:** **Mr. Thomas Buffamante**  
**Member:** **Mr. Michael Wimer**

A **Motion** was made by Mr. Brent Driscoll to accept the 2022 Slate of Officers for the County of Cattaraugus Industrial Development Agency as proposed, seconded by Mr. Joseph Higgins. All Board Members were in favor. Mr. Stahley and Mr. Snyder were excused. **Motion-Carried**

A **Motion** was made by Mr. Joseph Higgins to accept the 2022 Slate of Officers for the Cattaraugus County Capital Resource Corp. as proposed, seconded by Mr. Thomas Buffamante. All Board Members were in favor. Mr. Stahley and Mr. Snyder were excused. **Motion-Carried**

A **Motion** was made by Mr. Brent Driscoll, seconded by Mr. Thomas Buffamante to accept the 2022 CCIDA Board Committee members as presented. All Board Members were in favor. Mr. Stahley and Mr. Snyder were excused. **Motion-Carried**

The Proposed 2022 CCIDA Board of Director's Meeting Schedule has been sent to all Board Members with their packets. If any Board Members has any conflict with a date, please send a message to Corey Wiktor and we will try to accommodate any changes to the schedule.

**\*CCIDA Financial Reports:**

A **Motion** was made by Brent Driscoll seconded by Joseph Higgins to accept the September 2021 Operating Statements as presented to the Board. All in Favor Motion **Carried**. Mr. Stahley and Mr. Snyder were excused.

September had income of \$95,274 from Sales Tax letters for Win Sum Ski Corp (. \$3,246) and Otto CSG 1 LLC of (\$92,028) for the administrative fee on a Solar Project in Otto, NY.

An updated listing of the Asset Accounts through September 30, 2021 was provided to the Board Members in their packets. The backup for each account over FDIC limits is available for all Board Members review.

The Agency is also working on closing documents relating to eleven (11) active projects at this time. These projects are projected to close withing the fourth quarter of 2021; several of these projects are in “final document” stages.

**The Proposed 2022 CCIDA Operating Budget:**

A **Motion** was made by Brent Driscoll, seconded by Michael Wimer to accept the Proposed CCIDA Operating Budget for 2022 as Proposed.

This Proposed 2022 CCIDA Operating Budget will be sent to the Cattaraugus County Treasurer for any comments and will also been posted on the CCIDA website prior to October 30<sup>th</sup> to be in compliance with the Authority Budget Office.

**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!
- ✓ Zoom Meeting with Senator Borrello on October 14 at 3:00 p.m.
- ✓ Buffalo Niagara Partnership hosting a seminar on Next Steps – Legalized Cannabis in NYS on Oct. 28th
- ✓ New York State Economic Development Council Report of the Impact of Industrial Development Agencies on New York State issued in September 2021. More to come on this.
- ✓ Siemens “Campus” and real estate update and discussion. We have had several meetings with perspective companies that are looking at the facility and its buildings. Much misinformation out there amongst some truth.
- ✓ We spent a day with an out of state Manufacturing company that is looking for Industrial land in the Olean, NY area. The business is looking to make a significant investment, we are hoping to land this Company.

- ✓ Had a breakfast meeting in Buffalo with Greg Sehr to discuss economic development ideas and projects.
- ✓ Attended the monthly Siemens Group Proposal Planning meetings. We are working with various local stakeholders relating to ideas and possible ventures with Siemens in Olean. JCC is leading these meetings.
- ✓ Met with Bob Murray at his office to review and discuss active projects and project developments that we are currently working on. Also discussed and review several projects that are in the closing stage.
- ✓ 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 Cattaraugus. More to follow.
- ✓ Attended the monthly Olean Business Development Board meetings.
- ✓ 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/Fall. See Handout.
- ✓ Attended the annual NYSEDC Board Meeting via Zoom. The meeting was held in Cooperstown, NY. My work schedule did not allow me to attend in person this year.
- ✓ Met with Dennis Eshbaugh and David Trathen at Holiday Valley for an update meeting.
- ✓ 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 with Mike Higgins.
- ✓ Met with Rich Staton and his client with respect to a proposed Tourism Destination project in the Ellicottville area. Possible Nov. application to the IDA.
- ✓ 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.
- ✓ Continued weekly Monday morning GLC Development Team meetings.
- ✓ Met a local developer who is considering a possible project in Ellicottville and Olean. They have our applications.
- ✓ Had an all-day tour and project update with Jim Fink. We spent the day showing past and active IDA projects for an upcoming article that they are doing.
- ✓ Meeting with Mike John, MJ Painting to discuss his proposed project.

- ✓ Submitted two (2) site requests to Invest Buffalo Niagara (IBN) related to requests for land to construct new buildings related to possible projects.
- ✓ Talked with Bob Schmick, General Manager at FiberCel relating to a possible project and how their business has been.
- ✓ Meeting with Mike Lesakowski from Benchmark Turnkey to discuss updates on the Brownfield Cleanup Program and the benefits relating to such.

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

- ✓ **City of Albany:** *“Start low and go slow” New York still setting up marijuana programs*. The new Office of Cannabis Management and its governing body, the Cannabis Control Board, will now be overseeing both the recreational and medical marijuana programs.
- ✓ **Spectrum Local News:** *“How lawmakers want to address upstate New York cities”*. Across New York State, cities both small and middle-sized face a variety of issues. A shrinking tax base, a drain of talent and perhaps a lack of attention from state government.
- ✓ **FuzeHub:** **Manufacturing** *Careers by the numbers*” The US Bureau of Labor Statistics reports that there will be 4.6 million job openings in manufacturing within the next decade.
- ✓ **City Journal:** *“Unshackling American Infrastructure”* Congress should address the runaway environmental-review process that bogs down improvement projects.
- ✓ **Holiday Valley:** *“first Job Fair on Thursday, October 21 at Holiday Valley Lodge and second job fair on Saturday, October 23.”*
- ✓ **Signature Solution:** 7 Steps to Establish a “State of the Art” Architectural Image.” Met with Sally Kellogg from A-List Design, LLC.
- ✓ **Olean Times Herald.:** *“MJ Painting Contractor Corp. plans to start Franklin Street brownfield cleanup next month”*. Another great brownfield project being done by Mike John, President of MJ Painting Contractor Corp.
- ✓ **Buffalo Niagara Partnership:** BNP Government Affairs Advocacy Alert bulletin. The Canadian Border to open in November 2021.

**Adjournment:**

A Motion was made by Joseph Higgins seconded by Ginger Schroder to adjourn the meeting at 10:30 a.m. All in Favor – Motion Carried. Mr. Snyder and Mr. Stahley was excused.

**\* Next CCIDA Board of Directors Meeting: Tuesday, December 7, 2021 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**