

# **COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY**

## **BOARD MEETING MINUTES**

**May 24, 2022  
CCIDA Offices  
9 East Washington Street  
Ellicottville NY 14731  
11:15 a.m. In Person or via Teleconference Call/Zoom**

**Roll Call:**     -Taken-

### **Members**

#### **Present:**

Mr. Thomas Buffamante – Chairman  
Mr. Joseph Higgins  
Mr. Joseph Snyder  
Mr. Brent Driscoll  
Mr. Michael Wimer  
Mr. John Stahley  
Ms. Ginger Schroder

#### **Excused:**

### **CCIDA Staff/Counsel:**

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

### **Presenters/Guests:**

Mr. Greg Sehr – *Upstate Consultants LLC*  
Mrs. Crystal Abers – *Director, Economic Development Planning & Tourism*

Chairman, Thomas Buffamante called the meeting to order at 11:21 a.m.

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

A **Motion** was made by Brent Driscoll seconded by Joseph Higgins to accept the Board Meeting Minutes from

April 26, 2022 as presented to the Board. All in favor. **Motion Carried.**

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

**(#1.) Marquee Brewing (Megalomania, LLC.):**

The CCIDA has received a Sale/Leaseback Application from Marquee Brewing (Megalomania, LLC) with respect to their project of opening up a brewery in the Village of Portville (location is the former Portville Drug Store). The project consists of equipment purchases and several improvements and upgrades to the building.

Marquee Brewing will be brewing alcoholic versions of sodas, seltzers and tea, as well as non-alcoholic versions. The owner has over 6 years in making and selling these various drinks in Seattle, WA. Marquee Brewing will also sell other brewed beers and ciders.

**The Total Project Investment: \$130,000.**

**(#2.) County Line Recovery, Inc.:**

The CCIDA also received a Sale/Leaseback Application from County Line Recovery, Inc. with respect to their project of constructing a new 125 x 150 clear span building for material recycling. The project also includes various pieces of equipment which are all needed to operate a post-consumer recycling facility.

County Line Recovery, Inc. owns the nearly 5-acre parcel that is on Henrietta Road in the Town of Ashford. The Company is looking to construct a new, larger facility to recover, sort and recycle post-consumer recycling. They will be recovering recycling from Catt. County transfer stations, municipalities and numerous Towns, Villages etc. This new facility will add a much-needed component to Cattaraugus County and the surrounding area.

**The Total Project Investment: \$1,050,000.**

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

**1.) Win Sum Ski Corp.:**

**Resolution:**

A Motion was made by Joseph Higgins seconded by Brent Driscoll 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 PROJECT DESCRIBED BELOW; (ii) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY 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 EXECUTION OF AN

**AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Higgins, Mr. Snyder, Mr. Wimer and Mr. Stahley votes yes. **Motion Carried.** *(Mr. Buffamante stated that his firm does business with Win Sum Ski Corp. however he has no financial interest in the Company or this particular project.)*

## **2.) Otto CSG 1: (Mortgage Recording Tax Exemption)**

### **Resolution:**

**AMENDATORY INDUCEMENT RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE APPROVAL OF A MORTGAGE RECORDING TAX EXEMPTION BENEFIT.** Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Higgins, Mr. Snyder, Mr. Wimer and Mr. Stahley votes yes. **Motion Carried.**

Mr. Wiktor discussed with the Board the Solar Projects that have been submitted to the CCIDA. Mr. Wiktor would like to request that the CCIDA Board put a **Moratorium on Solar Projects** which includes not accepting any additional Solar Applications as of today to through November 30, 2022 or until the Board deems that we should start taking Solar Applications again. Mr. Wiktor would like to pole other IDA's to get additional information on the Solar Projects in their Counties. When Mr. Wiktor has received this information, he will report back to the CCIDA Board with his findings and the Board will discuss at that time.

Mr. Wiktor also mentioned that any Solar Applications that we currently have that were previously submitted will be grandfathered in and will continue through our closing process.

A Motion was made by Brent Driscoll seconded by Michael Wimer to place a Moratorium on Solar Projects until November 30, 2022 or until the Board decides differently.

### **\*CCIDA Financial Reports:**

A **Motion** was made by Joseph Higgins seconded by James Snyder to accept the April 2022 Operating Statement as presented to the Board. All in Favor Motion **Carried.**

April 2022 had income of \$1,500 from the Application Fee for Win Sum Ski Corp.

*In addition to the April Income as stated, the IDA has and or will be closing on the following projects in May:*

- St. Bonaventure University: **\$225,000.00** (CCCRC Bond Deal)
- 351 Franklin Street Project: **\$34,005.00** (partial fee as agreed upon)
- Win-Sum Ski Corp. Project: **\$31,246.00** (2022 Project. Closing in May 2022)

The Agency is also working on closing documents relating to fourteen (14) active projects at this time. ***These projects are projected to close within this year; several of these projects are in "Final Document" stages.***

## **Executive Directors Reports:**

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

- ✓ Met with Mark Shaw (Cattaraugus County) with Crystal Abers and Richard Zink from STW to discussing loans and financing programs relating to a new recycling project in the Town of Ashford.
- ✓ Attended the groundbreaking event on Thursday April 28<sup>th</sup> in the Town of Farmersville and Franklinville. 230+ people were on hand for this historic event!
- ✓ Corey will be attending the NYSEDC Annual Conference in Cooperstown on May 25<sup>th</sup> through the 27<sup>th</sup>. A number of great topics are on the agenda.
- ✓ Met with Mayor Aiello in the City of Olean for a project and development update meeting.
- ✓ Attended WNYIDA Managers meeting to discuss proposed Budget items and various WNY projects, etc.
- ✓ Met with a Regional Brewer is who is considering a project in Cattaraugus County. This would be a great investment and growth in employment. Fingers crossed!
- ✓ We spent a day with an out of state Manufacturing company that is looking for Industrial land in the Allegany/Olean, NY area. The business is looking to make a significant investment, we are hoping to land this Company. More details to follow as we work on the infrastructure needs of the proposed Company.
- ✓ Catch up Meeting in Buffalo with Legal Counsel to discuss active projects and closings.
- ✓ Discussed with proposed warehousing project in Olean. More details to follow. Owner is proposing putting the building in the Brown Field Clean-up program.
- ✓ Met with Bob Dingman and Mel Shaw with the NYLE RR for a meeting on operations, train rides, events, projects, etc.
- ✓ Took part in the Buffalo Niagara Partnership, Transportation/Infrastructure meeting. Very good meeting, we are hoping to work with DOT on the requested road upgrades that are needed on Route 16, relating to the GLC Project.
- ✓ Attended OBDC Monthly meeting.
- ✓ Met with a WNY Real Estate investor who is looking at a property and building in Cattaraugus County. The proposed buyer is very interested in the property, and we discussed ways the IDA can help on the purchase and investment.
- ✓ Dinner meeting with Senator Borrello and Bill Paladino with Ellicott Development coming up in June to discuss projects, etc.
- ✓ Meeting with Greg Sehr to discuss several projects that we have in the works.

- ✓ Conference call with Senator Borrello and his Staff to review and update them on several projects that we are working on.
- ✓ I have a meeting on June 1<sup>st</sup> with Leaders at JCC to discuss the all-important topic of Workforce Development/Retention. I will report on this meeting to the Board at our June IDA meeting.
- ✓ On June 8<sup>th</sup> at 2:00 PM at Holiday Valley, the IDA will be sponsoring this educational event for this year's round of the CFA. Cattaraugus County, ESD and others will be part of this informative day.
- ✓ Continued weekly St. Bonaventure conference calls relating to their proposed \$25 Million Dollar Tax-exempt that is going through the CCCRC.
- ✓ Working with a local real estate commercial broker on finding a location within the County for a client of his.

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

- ✓ **Great Lakes Cheese breaks ground for \$500M Plant:** Olean Times Herald article on the Ground breaking held on April 28 in Farmersville for the new Great Lakes Cheese Manufacturing facility. There were more than 200 guests in attendance including the Epprecht Family that owns the Company.
- ✓ **Governor Kathy Hochul:** Governor Hochul Announces Great Lakes Cheese Breaks Ground on \$518M Manufacturing and Packaging Plant in Cattaraugus County. *"Family and Employee-Owned Company to Retain 228 Employees, add 215 Jobs in Western New York"*.
- ✓ **Buffalo Niagara Partnership:** *"Advocacy Day – Transportation Infrastructure"*, Zoom seminar participated in on May 10, 2022, very informative.
- ✓ **Governor Hochul:** *"Governor Hochul Announces creation of the New York State office of Strategic Workforce Development"*. This new office will target state's workforce development efforts toward regional businesses needs and workers' long-term success.
- ✓ **Empire State Development:** "Empire State Development-ESD holding a CFA Workshop in Cattaraugus County on June 8, 2022 at 2:00 p.m. at Holiday Valley.
- ✓ **Northland:** Annual Report 2020-2021 for Northland Workforce Training Center.

**Adjournment:**

**Adjournment:** *In Memory of James J. Snyder, who passed away on May 11, 2022. We will greatly miss Mr. Snyder and his Leadership within Cattaraugus County and his pure love of this County and Community. The IDA Board and Staff sends our deepest condolences to the entire Snyder family. Thank you for all that you've done for our County. GO Cuse'!*

A Motion was made by Brent Driscoll seconded by Michael Wimer to adjourn the meeting at 12:45 p.m. All in Favor – Motion Carried

**\* Next CCIDA Board of Directors Meeting: Tuesday, June 21, 2022 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**