

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

April 26, 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. John Stahley
Ms. Ginger Schroder

Excused:

Mr. Michael Wimer

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*
Mr. David Trathen – *VP*

Chairman, Thomas Buffamante called the meeting to order at 11:42 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, and Mr. Driscoll were present. Mr. Wimer was excused.

A **Motion** was made by Joseph Higgins seconded by Ginger Schroder to accept the Board Meeting Minutes from March 22, 2022 and April 1, 2022 as presented to the Board. All in favor. **Motion Carried.** Michael Wimer was excused.

New Applications/Projects

(#1.) Win Sum Ski Corp.:

Mr. Wiktor next introduced Mr. David Trathen from Win Sum Ski Corp. who will be discuss the newest project at the Resort. The CCIDA has received an application from Win Sum Ski Corp. for their 2022 Summer Project. Some of the items that will be incorporated into this project is a new ticket system, groomer, splash pad in the pool area, additional snow making equipment including snow guns, and some minor building repairs. This project will further enhance the efficiency of the Resort and attract additional customers to the area.

David Trathen stated that the 2021-22 Ski Season was much better than anticipated with all the obstacles that were put on businesses during the Pandemic. The wedding bookings have picked up and looks like things are getting back to somewhat normal. Mr. Trathen thanked the CCIDA Board for their continued support of Win Sum Ski Corporations projects.

The Total Project Investment: \$2,940,811

(#2.) Olean Manor Inc.:

Olean Manor Inc. (Field of Dreams) has submitted an application for the continued development of 30 acres in Allegany, NY to include a social model adult daycare and independent living cabins/cottages for seniors.

Olean Manor Inc. is continuing to expand their senior services and amenities on the property in Allegany, NY. They are currently converting the existing maintenance facility into a social adult daycare community, as a result they have to build another maintenance facility. They intend to move forward with the development of the senior living cabins on the property as originally planned.

Mr. Wiktor stated that this is very exciting as Olean Manor continues to reinvest in their facility to further the accommodations for the senior population.

The Total Project Investment: \$2,800,000

Resolution from Prior Application/Project in Process

351 Franklin Street, LLC:

Resolution:

A Motion was made by James Snyder seconded by Joseph Higgins RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF 351 FRANKLIN STREET LLC, 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) RATIFYING THE SCHEDULING, NOTICING, AND CONDUCTING OF A PUBLIC HEARING IN CONNECTION WITH THE PROJECT; (iii) MAKING A DETERMINATION PURSUANT TO THE STATE

ENVIRONMENTAL QUALITY REVIEW ACT; (iv) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (v) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, (B) A MORTGAGE RECORDING TAX EXEMPTION BENEFIT FOR FINANCING RELATED TO THE PROJECT, AND (C) A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH THE PILOT AGREEMENT; AND (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, PAYMENT-IN-LIEU-OF-TAX AGREEMENT, 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, and Mr. Stahley votes yes. **Motion Carried.** Mr. Wimer was excused. *(Mr. Buffamante stated that his firm does business with Don Benson however he has no financial interest in the Company or this particular project.)*

***CCIDA Financial Reports:**

A **Motion** was made by Joseph Higgins seconded by Brent Driscoll to accept the March 2022 Operating Statement as presented to the Board. All in Favor **Motion Carried.** Michael Wimer was excused.

March 2022 had income of \$212,500 from the Administrative Fee for Great Lakes Cheese Project.

The Board members were provided a listing of the Asset Accounts CD's and Savings Accounts in their packets.

The Agency is also working on closing documents relating to fifteen (15) active projects at this time. These projects are projected to close within the second quarter of 2022.

Executive Directors Reports:

-Internal (IDA Meetings/Discussions):

- ✓ Met with TimberHut with Crystal Abers and Richard Zink from STW to discussing loans and financing programs for the continued growth at their new business.
- ✓ Had a follow up meeting with Tom Kucharski, Director of Invest Buffalo Niagara on properties and buildings within the County and how we can better market and attract businesses to various sites.
- ✓ 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.
- ✓ 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.

- ✓ We spent two days 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. More details to follow.
- ✓ Attended the Virtual Legislator Luncheon hosted by the Buffalo Niagara Partnership. This was an excellent event allowing us in local economic development to discuss possible Budget Bills, etc.
- ✓ Attended a Train Ride/Tourism Attraction on the New York Lake Erie RR. Thanks to Crystal and to Bob at the RR for putting on a very well attended event that highlighted a great attraction to the County.
- ✓ Had lunch with Joanne Campanga, Commercial Lender, to discuss a few projects that we are working on that could be structured in a few ways. A very good meeting.
- ✓ I had a Zoom meeting with the Head of HR at Great Lakes Cheese to discuss ways and strategies to attract and resettle people and families. We have already made connections to one local Resettlement Agency in WNY.
- ✓ Joe Snyder, myself, Bob Murray had a lunch meeting in Buffalo with Karen Andolina Scott and Noelle with "Journey's End". This was a great introduction meeting with our hopes to grow the Counties population and ways to help people get resettled within Cattaraugus County. Much more to follow.
- ✓ Meeting with Greg Schr 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.
- ✓ Had a lunch meeting with Matt from GLC to catch up on things.
- ✓ Continued weekly St. Bonaventure conference calls relating to their proposed \$26 Million Dollar Tax-exempt that is going through the CCCRC.
- ✓ Attended the monthly Workforce Investment Board Meeting.

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

- ✓ **Largest Economic Incentive Deal of 2021:** Great Lakes Cheese Co. made #7 out of a NATIONAL Listing! Kudos to them for their investment!
- ✓ **New York State EDC:** "*Budget Summary Documents*" email from Ryan Silva of the NYSEDC outlining the 2022 Budget Summary.
- ✓ **NYSEDC:** "*Letter from Economic Development Council – 2022 Final Budget Approved.*"

- ✓ **Ostroff Associates:** *"2022-23 Final New York State Budget – The enacted 2022 – 23 New York State Budget comprises \$220 billion in spending which is an increase of \$4 billion from the Governor's original Executive proposal.*
- ✓ **Olean Times Herald Article:** *"Pet urgent care opening next week in Olean." Dr. Katie Gies is the owner of Enchanted Mountains Urgent Veterinary Care that opened on Friday April 8th in Olean.*
- ✓ **Industry Week:** *"It's About Time to Build Regional Supply Chains." A very telling article on the issues at hand.*
- ✓ **Cutco, Bank of Cattaraugus named NY "Historic" businesses:** *Congratulations to these 2 Cattaraugus Long standing employers and amazing Companies! A very well-deserved honor and recognition.*

Adjournment:

A Motion was made by Brent Driscoll seconded by Joseph Higgins to adjourn the meeting at 1:30 p.m. All in Favor – **Motion Carried** Michael Wimer was excused.

*** Next CCIDA Board of Directors Meeting: Tuesday, May 24, 2022 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**