

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

**June 21, 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. Joseph Higgins – Vice Chairman
Mr. Joseph Snyder
Mr. Brent Driscoll
Mr. Michael Wimer
Mr. John Stahley
Ms. Ginger Schroder

Excused:

Mr. Thomas Buffamante

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. Angelo Ingrassia – *Olean Town Center*
Mr. Stephen Hall – *Legal Counsel, Olean Town Center*

Mr. Dave Zelker
Mr. Mike Caplan
Mr. Dominic LaBel

Vice -Chairman, Joseph Higgins called the meeting to order at 11:15 a.m.

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

A Motion was made by Brent Driscoll seconded by Michael Wimer to accept the Board Meeting Minutes from May 24, 2022 as presented to the Board. All in favor. **Motion Carried.**

New Applications/Projects

(#1.) Olean Town Centre, LLC/Olean Center Mall:

The CCIDA has received a Sale/Leaseback Application and write up from the development team at the Olean Town Centre, LLC project. This write-up is relating to their proposed redevelopment of the Olean Center Mall. Mr. Angelo Ingrassia was at the CCIDA Board meeting to give a presentation and overview of the proposed project.

A Proposal letter was also submitted by Mr. Stephen E. Hall, Attorney at Law for Mr. Ingrassia which was presented to the Board Members at the Board Meeting.

Mr. Angelo Ingrassia gave a presentation to the Board in regards to his plans for the Olean Center Mall. Mr. Ingrassia would like to complete this project several phases. The first phase of the Olean Mall redevelopment is demolition of the former Bon Ton facility, and construction of a 72 Unit four (4) level, senior housing facility, over a ground level featuring approximately 30,000 sq. feet of complementary retail space. Angelo Ingrassia stated that he is facing this new project enthusiastically, as a blank slate and opportunity to create a valuable, lasting asset for the Olean Community. The Olean Community completely supports this facility and is very excited to see what Mr. Ingrassia comes up with. Mr. Ingrassia has already been awarded a \$1M grant to start this transformation in Olean.

(#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) Megalomania LLC (Marquee Brewing):

An application was received by the IDA on 5/24/22 for Sales tax only. No Public Hearing was required as the benefit is less than \$100,000.

Resolution:

A Motion was made by Brent Driscoll seconded by Michael Wimer RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF MEGALOMANIA 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) 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 (iv) AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A Roll Call vote was taken, Mr. Driscoll, Ms. Schroder, Mr. Higgins, Mr. Snyder, Mr. Wimer and Mr. Stahley votes yes. Mr. Buffamante was excused. **Motion Carried**

2.) Lebanon Seaboard Corp. (Penn Turf):

An application was received by the CCIDA on 4/26/22 and a Public Hearing was conducted on June 20, 2022 in the Town of Franklinville, NY

Resolution:

A Motion was made by James Snyder seconded by Michael Wimer RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF LEBANON SEABOARD CORPORATION, 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) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iv) 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 PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH THE PILOT AGREEMENT; AND (v) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A Roll Call vote was taken Mr. Driscoll, Ms. Schroder, Mr. Higgins, Mr. Snyder, Mr. Wimer and Mr. Stahley votes yes. Mr. Buffamante was excused. **Motion Carried.**

3.) County Line Recovery, Inc.:

An application was received by the CCIDA on 5/24/22 and a Public Hearing was held in the Ashford Town Office's in West Valley, NY on June 20, 2022.

Resolution:

A Motion was made by Brent Driscoll seconded by James Snyder RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF COUNTY LINE RECOVERY, INC., 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, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A Roll Call vote was taken Mr. Driscoll, Ms. Schroder, Mr. Higgins, Mr. Snyder, Mr. Wimer and Mr. Stahley votes yes. Mr. Buffamante was excused. **Motion Carried.**

Uniform Tax Exemption Policy Discussion/Review:

Mr. Wiktor next discussed the current Uniform Tax Exemption Policy in regards to Wind PILOT terms and rates. Copies of the current Policy were included in the board packets for the Board's review. Mr. Wiktor noted that the IDA has not adjusted the PILOT dollar amount based on installed MW for wind in over 10 years. Mr. Brent Driscoll made a motion with a second by James Snyder to place a moratorium on issuing any Wind PILOTS until after November 30, 2022 which will give the board more time to investigate, review, and discuss what a fair per MW price would be. A Roll Call vote was taken Mr. Driscoll, Ms. Schroder, Mr. Higgins, Mr. Snyder, Mr. Wimer and Mr. Stahley votes yes. Mr. Buffamante was excused. **Motion Carried.**

Corey next introduced Dave Zelker, Mike Caplan, and Dominic LaBel who attended the CCIDA Board meeting to discuss several Solar Projects that they have pending in Cattaraugus County.

***CCIDA Financial Reports:**

A Motion was made by Brent Driscoll seconded by James Snyder to accept the May 2022 Operating Statement as presented to the Board. All in Favor **Motion Carried.**

May 2022 had income of \$65,251 from a partial admin fee from 351 Franklin Street of \$34,005 and also admin fee from Win Sum Ski Corp. of \$31,246.

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 28th 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 25th through the 27th. 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 1st 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 8th 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):

- ✓ **WHAM:** Article "*Monroe County launches initiative to keep college graduates in area.*" Grants will be offered directly through employers. New hires must have at least a four-year degree directly related to their position in advanced manufacturing, life sciences, pics, photonics, imaging or software/information technology.
- ✓ **NY State of Politics:** Article. "*Fossil fuel giants would pay New York State \$30 Billion under new climate bill.*" Fossil fuel companies that have emitted significant greenhouse gases leading to the climate crisis would be required to pay a combined \$30 billion to the state for environmental upgrades under new legislation introduced.
- ✓ **2022 New York State Legislative Session Summary:** "*The 2022 legislative session concluded late last week with a record 1007 bills passing both the Senate and Assembly. The NYSEDC tracked, weighted in on, and/or helped edit language more than 80 bills this year that would impact our members and economic development efforts across New York State.*"
- ✓ **BisNow National:** "*High Housing Cost Challenging Corporations in Search of New Homes.*" Sky-high housing costs have hampered many would-be homeowners from finding the home of their dreams. Increasingly, companies looking for new sites for warehouses, manufacturing space and even offices are facing the same fate, as jarring double-digit jumps in home prices and rents have caused many to re-evaluate their site selection decisions.
- ✓ **Billings Sheet Metal:** June 2022 Monthly Market Bulletin.

Adjournment:

In Memory of Pete Lounsbury, who passed away on June 15, 2022. We will greatly miss Mr. Lounsbury as a leader in the Town of Farmersville, New York. The IDA Board and Staff sends our deepest condolences to the entire Lounsbury family.

A Motion was made by James Snyder seconded by Brent Driscoll to adjourn the meeting at 1:00 p.m. All in Favor – **Motion Carried**

*** Next CCIDA Board of Directors Meeting: Tuesday, July 26, 2022 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**