

County of Cattaraugus
Industrial Development Agency

BOARD OF DIRECTORS MEETING - AGENDA

Thursday, October 27, 2022
CCIDA Office
9 E. Washington Street
Ellicottville, NY
11:15 a.m.

To access the Board meeting via Zoom/Conference Call, please see the applicable information at the end of the agenda to do so.

-Call the Meeting to Order-Time:

-Roll Call- Board of Directors of the CCIDA:

-Approval of September 8, 2022 CCIDA Board of Directors Meeting Minutes:

*** New Application/Project***

-Campground Adventures:

- This Project proposes to reinvest and upgrade to the Campground in the Town of Hinsdale. The new owners purchased the campground in 2021 and our looking to make some key and needed upgrades to the grounds and the infrastructure.

Campground Adventures (Formerly Valley View Campground) is located on Route 16 in Ischua NY, 13 miles north of Olean, NY. The site is made up of 36 acres of land on the banks of the Ischua Creek. The location has been a family-owned camping destination for 50+ years.

-The Total Project Investment: \$115,000(+,-).

Projects from Prior Applications/Projects in Process-Update

(#1.) Cimolai – HY, LLC:

(#2.) Olean Town Centre, LLC.:

(#3.) Solar Moratorium:

***Election of Officers for 2023 & Proposed 2023 Board Meeting Schedule:**

(#1.) Proposed 2023 Slate of Officers & Committees – County of Cattaraugus IDA

(#2.) Proposed 2023 - CCIDA Board of Director's Meeting Schedule

***CCIDA Financial Report:**

-Approval of Financial Report – **September 2022**

-September IDA Income: \$94,867.00

(Application Fee – HoliMont –\$1,500.00)
(Application Fee – Cimolai-HY, LLC. –\$1,500.00)
(Admin. Fee – Allegany Crossing, LLC. - \$85,000.00)
(Admin. Fee – HoliMont, - \$6,867.28)

-October 2022 IDA Income (*as of 10/27/22): \$49,296.00

(ERC-Employee Retention Credit (received) –\$49,296.00)

-Proposed 2023 CCIDA Operating Budget (Vote Required).

This needs to be posted to the PARIS website prior to Oct. 31st requirement to be in compliance with the Authority Budget Office (ABO).

-The Agency is also working on closing documents relating to eight (8) active projects at this time as well.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ We met with a client who is launching their own business along with a few County Legislators to garner support for this proposed new business, which could be a true game changer for this County. Weekly meetings and discussions are on-going. Much more to follow and report on over the next few months.
- ✓ Met with a **local brewer** who will be submitting a project application to the IDA later this year. More details to follow on this very exciting project and investment. This project will be great for the County. This proposed project has unique project dimensions to it! This will be a great project and continued investment in the County!
- ✓ Continued discussions and meetings with Tom Cullen, Bob Dingman and Diana Chiak with respect to the proposed Rail Bike Project in the Village of Cattaraugus, with **Rev Rail**. More to follow as we work with various consultants.

We've made a good deal of progress and will be presenting a project proposal to the Cattaraugus County Legislature in the near future.

- ✓ **We have spent much time with a few out of the area Companies** that continue to show interest for Industrial land & buildings in the Olean/Portville, NY area. These business are looking to make significant investments! We are hoping to land on the proposed Companies. More details to follow.
- ✓ **Met a few times with Mayor Aiello** over the past month regarding the Cimolai-HY, LLC. project. The IDA is looking to approve this project in November.
- ✓ I had a lunch meeting with Greg Sehr and Mark Heberling who are assisting us on trying to bring in continued investment and development into the Farmersville and Franklinville areas and the County as well. I will be proposing a Team meeting sometime in November.
- ✓ **Employee Recruiting!** From August 5-7 Corey spent the weekend with a proposed new hire for GLC. We are happy to announce that the proposed employee has accepted a position with GLC and will be living in Ellicottville with his wife! We had a great weekend and time together, as are thrilled that he accepted the position and will be moving here from Chicago!
- ✓ Met with Bill Paladino from **Ellicott Development** to discuss their County owned properties and sites, and ways the IDA can assist potential clients and redevelopment opportunities. I anticipate 1/2 project applications next month. We have been discussing three (3) projects in total with Ellicott Development
- ✓ We held a **Meeting** with Mark Storch, with Storch Development who is assisting the IDA with securing Funds for the road improvements that the NYSDOT is requiring on Route 16 as well as discussing other economic development projects.
- ✓ Met with Mike John from MJ Painting to discuss and get updates on his current project with the IDA. We also spoke about the land that he is remediating and will have available for development in 2023.
- ✓ Met with a local developer who is proposing a project on land that they own in the County. The site is roughly 20+ acres and some ideas and drawings have been discussed to date. More to follow in early 2023.
- ✓ Met with Dr. Courtney Curtalo, who heads up **SBDC in Jamestown and Olean**. We discussed several projects and financing options for some of the smaller projects that come across our desk. Very much appreciated Courtney's time and help!
- ✓ Attended a "Local Resources for small Businesses" in Cattaraugus County. The event was held at OBD. Very well ran event. Thanks Meme!
- ✓ Met the **local WNYIDA Group** for a working lunch meeting relating to area projects and developments. The CCIDA will be hosting the meeting on November 14th.

- ✓ Participated in Leadership Cattaraugus “Manufacturing Day” at Cutco. Always a great time!
- ✓ Attended OBDC Monthly meeting.
- ✓ Met with a WNY Real Estate broker 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. Warehousing use.
- ✓ Had a **meeting with President DeMarte, Holger Ekanger and Kathleen Martell** to begin discussions on how they are looking to help proposed new hires at Cimolai in Olean. JCC has been excellent to work with and they are very happy to help us land this truly transformational project and focus on the workforce development element of this project with their MTI Center.
- ✓ Conference call with Crystal Abers and Richard Zink to discuss a proposed business sale within the County to someone who is in NY but is out the Region, so to speak. We have brought in NYSESD and our Agencies to see what we can offer and provide to the proposed owner.
- ✓ **Met with Mayor Burrell and Bill Paladino** to discuss a number of projects that the Village and the Developer are working on. The Village just recently submitted an application for the **NY Forward** grant program. Much more to follow.
- ✓ Attended the monthly **Cattaraugus County Economic Development Team Meetings**.
- ✓ We had a meeting with Legislator Schroder and Crystal Abers with Steelbound Brewery and his Team to discuss a significant project and investment at their location. Bill did provide us an overview and write-up.
- ✓ Met with Sherri Falack from Pursuit Lending to learn more about their small business loan programs, etc.
- ✓ Attended a meeting with our new Congressman along with Matt Wilkinson and partners of Great Lakes Cheese for a catch-up meeting and site tour of their construction and project.
- ✓ Took part in a business outreach event on Oct. 14th at the Fairgrounds in Little Valley from 12-2 PM. There also was job fair earlier that morning.
- ✓ Attended the STERA Board Meeting.
- ✓ Met with a local (new) owner of a campground that is located within the County. We do anticipate a project application and they are also going to be meeting with Crystal and Richard at STW to discuss financing as well.
- ✓ The IDA has been extremely busy working on a few very confidential projects at this time. More information and details will be provided when we are able to convey them to the open public. Fingers crossed on these projects that could be truly transformational and very positive for economic development in the County!

Time:

*** Next CCIDA Board of Directors Meeting will be scheduled at the conclusion of the October 27th Board Meeting* That Board meeting will take place at the IDA Office in Ellicottville, NY.**

Zoom Meeting access Information:

Topic: County of Cattaraugus IDA Board Meeting
Time: 11:15 AM-Oct. 27, 2022 Eastern Time (US and Canada)

Join Zoom Meeting:

The CCIDA is inviting you to a scheduled Zoom meeting:

Topic: CCIDA October Board Meeting
Time: Oct 27, 2022 11:15 AM Eastern Time (US and Canada)

Join Zoom Meeting:

<https://us02web.zoom.us/j/82217642607?pwd=WTZRZFdTRk5SbVJjdU01eXRMYmRXdz09>

Meeting ID: 822 1764 2607
Passcode: 218216

One tap mobile
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Dial by your location
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Passcode: 218216