

# **COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY**

## **BOARD MEETING MINUTES**

**December 13, 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. Brent Driscoll  
Mr. John Stahley  
Ms. Ginger Schroder

#### **Excused:**

Mr. Joseph Snyder  
Mr. Michael Wimer

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

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

### **Presenters/Guests:**

Ms. Crystal Abers – *Economic Development, Planning & Tourism*  
Ms. Diana Chiak – *Upper Edge Consulting LLC – via zoom*

Chairman, Thomas Buffamante called the meeting to order at 11:17 a.m.

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

A **Motion** was made by Brent Driscoll seconded Ginger Schroder to accept the Board Meeting Minutes from November 21, 2022 as presented to the Board. Mr. Wimer and Mr. Snyder were excused. All in favor. **Motion Carried.**

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

**(#1.) Pierce Steel Fabricators, Inc.:**

- Pierce Steel plans to relocate its current manufacturing facilities to the former Sanzo Beverage warehouse in Hinsdale, NY. The proposed project calls for retrofitting the building's interior for steel fabrication for the Company. The current facility is roughly 45,000 sq. ft. Modifications included installing cranes throughout the facility, HVAC and electrical upgrades, new overhead doors, etc. all to constitute the expansion project for Pierce Steel.

**-The Total Project Investment: \$3,400,000(+,-).**

A Public Hearing was held on January 9, 2023 at 9:00 a.m. in the Hinsdale Town Hall, Hinsdale, NY. Two people were in attendance, Mr. Jeff VanDeCar the Town Supervisor of Hinsdale, NY and a representative from Hinsdale Central School. A copy of the minutes has been provided to each Board Member in their packets for review.

**(#2.) Olean 2020, LLC:**

-Olean 2020, LLC. (Ellicott Development affiliation) has asked the IDA to support its commercial (new build) project in the City of Olean. The project location is 2101 W. State Street.

Phase 1 would include the construction of two (2) 2-story 12-unit multi-family buildings. Phase 2 would include the construction of a 2-story 8-unit multi-family building and a 2-story, 12-unit multi-family market rate building.

**-The Total Project Investment: \$11,091,043(+,-).**

A Public Hearing was held on January 9, 2023 at 10:15 a.m. in the City of Olean Conference Room in Olean, NY. No one was in attendance at this Public Hearing in regards to the Olean 1010, LLC project. A copy of the minutes have been provided to each Board Member in their packets for review.

**(#3) 9154 Group, LLC:**

-9154 Group, LLC. (Ellicott Development affiliation) has asked the IDA to support its commercial (new build) project in the Town of Allegany. The project location is 3139 W. State Street.

Located on border of City of Olean and Town of Allegany, the developer is proposing to constructing a 10-unit, 2-story apartment building. Totaling approximately 12,000 square feet, the building will house 8 market-rate apartments and 2 townhome units. The property is within walking distance of St Bonaventure University, Walmart, BJ's Wholesale Club, Tops and numerous other retail stores and restaurants offering convenience to our future residents. (Harbor Freight is in the "front" of this parcel, the former DeSoto Motel, which was demolished in late 2015).

**-The Total Project Investment: \$3,030,181(+,-).**

A Public Hearing was held on January 9, 2023 at 10:30 a.m. in the Town Hall in the Town of Allegany, NY. Supervisor Mr. Michael Higgins and Kathy Martin were in attendance. Both people in attendance were in favor of the 9154 Group LLC Project in the Town of Allegany. A copy of the minutes have been provided to each Board Member in their packets for review.

**(#4.) Jeff Russell:**

-Mr. Jeff Russell has asked the IDA to support its commercial (new build) project in West Valley. The project location is Connoisarauley Road

House of Steel (former IDA Project) will be building a 48' x 160' x 16' structure which will then be used to store RV's. The project will allow campers who travel with their campers in County run campgrounds and RV Parks. This will give a great option for "seasonal" and "weekenders" campers who may not want to trailer their camper back home. The project will construct 10 bays in Phase 1.

**-The Total Project Investment: \$321,000(+, -).**

**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 JEFF AND KELLI RUSSELL, AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON THEIR BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) MAKING A DETERMINATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT; (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 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 of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Higgins, Ms. Schroder, Mr. Driscoll and Mr. Stahley were present. Mr. Wimer and Mr. Snyder were excused. **Motion Carried**

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

**-Campground Adventures, LLC.:**

(Application was made to the IDA on 10/27/22 – General improvements to the infrastructure, power grid, roads and building a new "store".

**The Total Project Investment: \$150,000 (+,-)**

### **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 CAMPGROUND ADVENTURES 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, AND (B) 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 of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Higgins, Ms. Schroder, Mr. Driscoll and Mr. Stahley were present. Mr. Wimer and Mr. Snyder were excused. **Motion Carried**

### **Upper Edge Consulting:**

Dianna Chiak from Upper Edge Consulting was on the phone to give a brief overview on what she has been working on. She just recently submitted a grant application to the Ralph Wilson Legacy Fund relating to the Rail Bike Project in Cattaraugus. Dianna and our team are working on a second grant application to be submitted to be considered for another grant in respect to this same project. We should be hearing something in the near future.

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

**A Motion** was made by Joseph Higgins seconded by Brent Driscoll to accept the November 2022 Operating Statement as presented to the Board. Mr. Wimer and Mr. Snyder were excused. **All in Favor - Motion Carried.**

No income to report for November 2022.

Mr. Wiktor gave a general update of the CD's and investment accounts. It was recommended that we take some funds from the checking account at CCB and transfer it to Five Star Bank in Ellicottville into a CD for a better return on our investments.

## **\*Executive Directors Report:**

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

- ✓ 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!
- ✓ I had a business update meeting with Ben Heckathorn and Mike Giardini with Kinley Construction to discuss several project updates and how things are going for them this year and next. Very good meeting and some exciting projects to come.
- ✓ **We have spent much time with an out of the area Manufacturing company** that is looking for Industrial land & buildings in the Olean/Portville, 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. Application submitted, will proceed when able\*
- ✓ Met with a **Regional Developer is looking to do a project in the Village of Ellicottville**. The developer is currently working on some further plans and has been in touch with the Village as well. We look forward to a Winter 2023 Application to the IDA.
- ✓ I met with some key **Leaders and Stakeholders regarding two (2) projects** within Cattaraugus County. Both of the projects are in the Greater Olean Area and have significant upside in jobs and economic development opportunity. I wish I could say more, but at this time I have to be confidential about who we met with. Fingers crossed. These two projects would be huge!
- ✓ Met with a local developer relating to a commercial project in the north part of the County. An application is in to the IDA and the developer looks to break ground in the Spring of 2023. Very nice little project!
- ✓ I met with a local manufacture who is looking to purchase an existing building in the Olean area and is looking to expand his operation and workforce. This proposed project has also submitted an application to the IDA and hopes to start work in the Winter 2023. Awesome news for a great project!
- ✓ Continued discussion 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. Two new projects submitted and a third will be in 2023.
- ✓ 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, a small adaptive reuse project and small manufacturing project within the County as well.
- ✓ Met with Mayor Aiello in the City of Olean for a project and development update meeting.
- ✓ Attended the WNY IDA Roundtable meeting that includes all of the IDA's in WNY to discuss updates, projects, Legislative dealings etc.
- ✓ Had a conference call with Senator Borrello and Assemblyman Giglio and a project developer who is looking at the Olean area. More to follow.

- ✓ We have a standing Monday morning Zoom with Diana and myself and “Project Fox”, a project that we have been working on for some time that we can not necessarily go public at this time. Fingers crossed as this proposed project progresses.
- ✓ Met with Don Benson for an update meeting relating to his project that is in process, 351 Johnson St., LLC.
- ✓ Met with perspective business Team relating to a new manufacturing project in the Olean Area. Much more to follow on this project. Currently this proposed project is very confidential.
- ✓ 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. Warehousing use.
- ✓ Continue to work with a local real estate commercial broker on finding a location within the County for a client of theirs for a lease project with about 20 retained and new jobs.
- ✓ 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.

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

- ✓ **Buffalo News:** “How remote work is making rural WNY the hottest part of the region’s housing market.” This allows professionals and other occupations to have the ability to live and work remotely.  
  
An interesting article that highlights a business owner who resides in Ellicottville. Key maps also show the uptick in County Residents living here while working remotely.
- ✓ **Olean Times Herald Article:** “Wind developers eye towns of Olean, Allegany.”  
Projects could reach from Chipmunk to Rock City.
- ✓ **Ellicottville Town Hall Meeting:** Corey was asked by Town Board Member Greg Fitzpatrick to update the Ellicottville Town Board on the IDA’s Solar Moratorium at their December 21, 2022 Town Board Meeting.
- ✓ **Spectrum Local News Article:** “New York added thousands of clean energy jobs in 2021.”

**A Motion** was made by Brent Driscoll, seconded by Ginger Schroder to go into Executive Session

**A Motion** was made by Brent Driscoll, seconded by Joseph Higgins to exit Executive Session and return to the regular meeting at 12:54 p.m.

**A Motion** was made by Joseph Higgins, seconded by Ginger Schroder to increase Corey Victor’s salary by 7% effective January 1, 2023 to \$128,400.00. Mr. Wimer and Mr. Snyder were excused. **All in favor. Motion Carried**

**Adjournment:**

A **Motion** was made by Joseph Higgins seconded by Brent Driscoll to adjourn the meeting at 12:55 p.m. Mr. Wimer and Mr. Snyder were excused. **All in Favor – Motion Carried**

**\* Next CCIDA Board of Directors Meeting: Wednesday, January 18, 2023 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**