

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**January 18, 2023  
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. Joseph Snyder  
Mr. Michael Wimer  
Mr. John Stahley  
Ms. Ginger Schroder – via Zoom

**Excused:**

**CCIDA Staff/Counsel:**

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

**Presenters/Guests:**

Chairman, Thomas Buffamante called the meeting to order at 11:20 a.m.

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

A **Motion** was made by Brent Driscoll seconded Joseph Higgins to accept the Board Meeting Minutes from December 13, 2022 as presented to the Board. All in favor. **Motion Carried.**

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

**-Olean Manor, Inc.: "Field of Dreams"**

Olean Manor has requested to have documents amended to include the second phase of their project at Field of Dreams in Allegany, NY. (Application submitted October 2019) When this application was originally submitted it included single family assisted living homes within the project. Due to Covid Phase II of the project was put on hold, they are now revisiting this component of the project and have asked to have the original documents be amended. They are in the process of completing Phase II of the project.

**Resolution:**

**A Motion was made by Michael Wimer, seconded by Joseph Snyder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF CERTAIN DOCUMENTS RELATED TO THE EXTENSION OF THE SALES TAX EXEMPTION BENEFIT FOR THE OLEAN MANOR, INC. (THE "COMPANY") PROJECT INCLUDING THE AMENDED AND RESTATED UNIFORM PROJECT BENEFITS AND AGENT AGREEMENT AND OTHER RELATED DOCUMENTS.** A roll call of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Mr. Stahley, Mr. Wimer and Mr. Snyder were present. Ms. Schroder was available via Zoom. **Motion Carried**

**-Olean 2020, LLC:**

(Application was made to the IDA on 12/13/22) Olean 2020, LLC has asked the IDA to support its commercial (new build) project in the City of Olean at 2101 W. State Street. A Public Hearing was held on January 9, 2023 in the City of Olean.

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

**Resolution:**

**A Motion was made by Joseph Snyder, seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF OLEAN 2020, 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, 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, Mr. Driscoll, Mr. Stahley, Mr. Wimer and Mr. Snyder were present. Ms. Schroder was available via Zoom. **Motion Carried**

**-9154 Group, LLC:**

(Application was made to the IDA on 12/13/2022) – 9154 Group LLC has asked the IDA to support its commercial (new build) project in the Town of Allegany. The project located at 3139 W. State Street. A Public Hearing was held on January 9, 2023 in the Town of Allegany, NY.

**Total Project Investment is \$3,030,181 (+,-)**

**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 9154 GROUP, 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, 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, Mr. Driscoll, Mr. Stahley, Mr. Wimer and Mr. Snyder were present. Ms. Schroder was available via Zoom. **Motion Carried**

**\*CCIDA Financial Reports:**

**A Motion** was made by Brent Driscoll seconded by Michael Wimer to accept the December 2022 Operating Statement as presented to the Board. Ms. Schroder was available via Zoom. **All in Favor - Motion Carried.**

Income for December 2022 was \$3,000.00 for application fees from Olean 2020 LLC and 9154 Group LLC.

Mr. Wiktor gave a general update on the Cimolai, Campground Adventures, and Russell’s RV Storage projects as to their progress. Mr. Wiktor also discuss the seven (7) other projects that are currently in the closing process stages.

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

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

- ✓ Met with some County Legislators and Department Heads at the County Building relating to a very sizeable and multi-dimensional project within the County that is looking to start early this year. More details to follow 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!
- ✓ Had a Zoom meeting with Diana Chiak and members of a very large proposed project within the County to discuss very levels of State and Federal funding and incentives that could play a large role in the development of their project.
- ✓ **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 again with an **International Developer who is looking to do a project in the Town of Ellicottville**. The developer is currently working on some further plans and has been in touch with the Town as well. We look forward to a Summer 2023 Application to the IDA.
- ✓ I was present at the December 21, 2022 Town Board meeting in Ellicottville to update their Board on the IDA's solar moratorium and updated general solar topics that have come about since the IDA's moratorium was put in place.
- ✓ 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 Company who is looking to possibly build a new building in the Olean area for their current workforce and project.
- ✓ Attended an introductory wind project meeting with Kevin Sheen who is with Terra Gen, LLC. relating to a wind project that they are proposing in the Town of Allegany. The project is a long way off, as this was just a general introductory meeting.
- ✓ 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.
- ✓ Reviewed a few resumés and had an interview for a potential new hire to replace Sandy Andrew's as she has recently retired but has graciously agreed to stay on for a bit to help train the new employee.

- ✓ Met with Bob Forness from OBDC to discuss project updates and workforce topics. Excellent meeting and I look forward to additional upcoming meetings with Bob and his Team!
- ✓ Have been invited to attend a Focus Group on January 31, 2023 in Salamanca, NY at Southern Tier West on Human Capital & Business/Industry Development.

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

- ✓ **Olean Times Herald:** *"Cattaraugus County IDA aids \$147 million in projects in 2022.) the Cattaraugus County Industrial Development Agency offered tax incentives to 16 Projects in 2022 resulting in supporting investments of around \$147 million across the County.*
- NYATEP: (New York State Association of Training and Employment Professionals)** *"State of the Workforce" 2022 Labor Market Snapshot of New York.*
- ✓ **Buffalo Business First:** *"Ellicottville Brewing Co. expands with Little Valley Pub." EBC has expanded again opening a new taproom in Little Valley the day after Christmas. Past IDA Project.*
- ✓ **Camoin Associates:** *"Word on the Street: Workforce Concerns in Rural Communities." In order to keep their companies operating and, ideally, growing, many Companies located in rural communities are becoming more proactive when it comes to building and retaining their workforce.*
- ✓ **GOV The Future:** *"The Public Finance Outlook for 2023: Prepare to Slog." Disinflation and economic deceleration will dominate state and local budgets and investments. It is going to be a year of muddling through.*
- ✓ **Biz Journal:** *"When Amazon comes to town." Interesting article of what happen to the Economy when a large business comes into Town.*
- ✓ **Insyte Consulting:** *"NYS Manufacturing Little Changed." According to the Federal Reserve Bank of NY's monthly Empire State Manufacturing Survey, statewide manufacturing activity was little changed from last month.*
- ✓ **Global Trade Magazine:** *"The Biggest Canadian Exports in 2022." The year 2022 has been an interesting year for Canadian exports in general. Overall, exporting businesses have been very successful during 2022 and intend to carry the momentum into 2023.*

**A Motion** was made by Joseph Higgins, seconded by Michael Wimer to go into Executive Session to discuss a matter of personnel.

**A Motion** was made by Joseph Higgins, seconded by Brent Driscoll to exit Executive Session and return to the regular meeting at 12:00 p.m.

**Adjournment:**

A Motion was made by James Snyder seconded by Michael Wimer to adjourn the meeting at 12:30 p.m. All in Favor – Motion Carried

**\* Next CCIDA Board of Directors Meeting: Wednesday, February 7, 2023 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**