

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

**March 21, 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. Brent Driscoll
Mr. Joseph Snyder
Ms. Ginger Schroder

Excused:

Mr. John Stahley
Mr. Michael Wimer
Mr. Joseph Higgins

CCIDA Staff/Counsel:

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

Presenters/Guests:

Ms. Crystal Abers – *Catt. County Economic Development, Planning & Tourism*

Chairman, Thomas Buffamante called the meeting to order at 11:18 a.m.

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

A Motion was made by Brent Driscoll seconded Joseph Snyder to accept the Board Meeting Minutes from February 7, 2023 as presented to the Board. All in favor. **Motion Carried.** Mr. Stahley, Mr. Wimer and Mr. Higgins were excused.

***Presentation of 2022 CCIDA/CCCRC Audit:**

- **CCIDA Audit Committee Meeting Minutes:** An Audit Committee Meeting was conducted on March 20, 2023 at 2:30 PM to discuss the DRAFT 2022 Audit. Copies of the minutes of that meeting were included with the Board Packets. The Audit Committee made a motion to accept the minutes and proceed with the Audit Presentation.

- **2022 – Annual Audit Presentation –** Prepared for CCIDA/CCCRC by the Auditing firm, Jonson, MacKowiak & Associates, LLP, Mrs. Denise D. Veloski gave the 2022 Audit presentation/overview via Zoom to the members of the CCIDA/CCCRC Board. **A Motion** was made by Brent Driscoll seconded Joseph Snyder to accept the minutes.

New Applications/Projects

(#1.) Win-Sum Ski Corp:

The CCIDA has received a Sale/Leaseback Application from Win-Sum Ski Corp. for improvements to the Resort. The project consists of equipment purchases to include, renovations at The Inn, IT software, Chair lift completion, snow guns, snow Cat, etc.

David Trathen, CFO with Win-Sum Ski Corp, attended the meeting to give an overview of the proposed project, investment and to also give a quick recap of the 2022-23 Ski season.

-The Total Project Investment: \$8,050,000.

(#2.) Great Lakes Cheese:

The CCIDA has received a Project Modification Request from Great Lakes Cheese for a for an additional \$121,000,000 investment. Of the additional \$121,000,000, **\$45,000,000** of that is applicable to NYS Sales Tax, hence the reason for the request due to inflation and supply chain issues.

We have included the Modification request in the Board Packet. Also, a Public Hearing has been scheduled for Thursday March 30th at 10:30 A.M.

-The Total Project Investment (relating to the IDA's involvement): *\$45,000,000.

***CCIDA Financial Reports:**

A Motion was made by Brent Driscoll seconded by Joseph Snyder to accept February 2023 Operating Statement as presented to the Board. **All in Favor - Motion Carried.** Mr. Stahley, Mr. Wimer and Mr. Higgins were excused.

February had \$76,033.00 for the month as follows:

- \$58,921.00 - Half of the Administrative Fee relating to the Olean 2020, LLC project.
- \$16,098.00- Half of the Administrative Fee relating to the 9154 Group, LLC. project.
- \$40.98 - Rebate from America Power and Gas.

***Executive Directors Report:**

Internal (IDA Meetings/Discussions):

- 2/8 Lunch with David Trathen and Dennis Eshbaugh of Holiday Valley at John Harvard's
- 2/10 Legislative Luncheon Buffalo Niagara Partnership
- 2/17 Focus Group follow up
- 2/17 EBC Little Valley Grand Opening
- 2/23 Meeting with Mayor of City of Olean
- 2/23 Meeting with John Kelly of Cimolai
- 2/23 Meeting with Tom Buffamante
- 2/24 Meeting with Mark Storch re: DOT Funding for GLC
- 2/27 GLC Tour
- 2/28 Meeting with Tom
- 3/1 Meeting with Dave Geazy=new project-Jefferson Street-workforce housing
- 3/2 Meeting with Dingman on NY Railroad
- 3/5 EBC Little Valley Ribbon Cutting
- 3/7 Meeting with Steelbound to discuss project
- 3/7 Meeting with all IDAs in Hamburg
- 3/8 Meeting with group in Dayton re: Town Square IDA property
- 3/8 Zoom call with Cimolai-HY, LLC
- 3/10 Meeting with Jim Fink of Buffalo Business First and Bob Forness from OBDC
- 3/14 Community Action Board of Directors Meeting
- 3/14 Meeting with Brooks @ TimberHut
- 3/15 Olean Business Development Board Meeting
- 3/15 Meeting with Ontario guys re: former Frank Ralph's Co-Cattaraugus
- 3/15 JCC-DA Events Meeting
- 3/17 Audit Commitment Meeting (conference call)

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

- ✓ **NYSAC:** *“Executive 2023-24 State Budgets Joint Legislative Budget Testimony dated February 15, 2023.”*
- ✓ **NYSEDC:** *“The State of the Grid-Power Trends-How NYISO Will Deliver the Grid of the Future.”* Presented at the NYSEDC Conference.
- ✓ **Buffalo Niagara Partnership:** *“Advocacy Alert: Legislature Plants Budget Flag”*
- ✓ **Times Union:** *“IDA Tax Abatements Lead to More Money for Albany Schools, not Less.”* Stopping local corporate welfare is right, just and necessary. That seems to be the idea behind proposed legislation that would prohibit local state Industrial Development Agencies from abating school taxes.
- ✓ **Olean Times Herald:** *“Olean-area leaders talk infrastructure, jobs with Rep. Langworthy.”* Local officials believe Cattaraugus County has built economic development momentum over the past year. (Talking point)
- ✓ **Olean Times Herald:** *“Renovation work with local labor underway at former Siemens Energy Plant.”* Cimolai-HY, the steel fabrication company that purchased the Siemens Energy property in North Olean, has begun plan renovations with a local contractor and local tradesmen. (Talking point)
- ✓ **Woodall’s Campground Magazine:** *“TimberHut Breaks Into Market with Unique Cabins.”* TimberHut was a 2021 CCIDA Project. There are now over 12 employees there! Great news!
- ✓ **Ellicottville Now:** *“TimberHut Cabin Company Explodes into Nationwide Market”* Hospitality-bound cabins bring luxury to remote campsite.
- ✓ **NES:** *“Napoleon Engineering Services Strategic marketing drives new business growth.”* Great article on NES!
- ✓ **Washington Post:** *“Five myths about green energy.”* Yes green energy has great emotional and political appeal. But before we wrap all our hopes and subsidies in it, let us take a hard look at some common misconceptions about what green means.
- ✓ **Buffalo Business First:** *“Proposed Niagara County Solar project pits state energy goals against local laws.”* The 900-acre Bear Ridge Solar project’s long path toward approval has highlighted the tension between the state’s embrace of large green energy projects and municipal governments’ desire to call the shots on developments within their borders.

A Motion was made by Joseph Snyder seconded by Brent Driscoll to go into Executive Session at 12:15 p.m.

A Motion was made by Thomas Buffamante seconded by Ginger Schroder to exit Executive Session and return to the regular meeting at 1:30 p.m.

A Motion was made by Thomas Buffamante seconded by Joseph Snyder to approve a compensation/performance bonus for Corey Wiktor and Sandy Andrews for a total of \$22,230.00.

Adjournment:

A **Motion** was made by Ginger Schroder seconded by Brent Driscoll to adjourn the meeting at 1:30 p.m. **All in Favor – Motion Carried** Mr. Stahley, Mr. Wimer and Mr. Higgins were excused.

*** Next CCIDA Board of Directors Meeting: Wednesday, April 5, 2023 at 10:00 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**