

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

**June 20, 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. Joseph Higgins
Mr. Brent Driscoll
Ms. Ginger Schroder
Mr. Michael Wimer

Excused:

Mr. Thomas Buffamante-Chairman
Mr. Joseph Snyder
Mr. John Stahley

CCIDA Staff/Counsel:

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

Presenters/Guests:

Rick Miller, Olean Times Herald

Mr. Higgins called the meeting to order at 11:18 a.m.

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

A Motion was made by Ginger Schroeder seconded Brent Driscoll by to accept the Board Meeting Minutes from May 31, 2023 as presented to the Board. All in favor. **Motion Carried.** Mr. Buffamante, Mr. Stahley and Mr. Snyder were excused.

New Application/Project

1.) – HoliMont, Inc.:

-HoliMont Inc. has submitted an application to the CCIDA seeking NYS Sales Tax Abatement only with respect to their proposed project for their Resort. HoliMont is looking to make upgrades to their facilities including: **replacement the haul rope, buildout of member services ticket windows and desks, patio trench drain replacement, gas grill replacement, roof replacement, parking lot expansion, road paving, underground pipe replacement and phone system replacement.**

They plan to purchase one replacement UTV, one caterpillar backhoe replacement, purchase a wheel balancer for vehicle maintenance, purchase a lawn tractor with attachments, edge grinder replacement, purchase 11 more bike carriers and four snowmobile replacements.

-The Total Project Investment: \$736,515.00

Resolution:

A Motion was made by Michael Wimer seconded by Brent Driscoll, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF HOLIMONT 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) 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. Higgins, Mr. Wimer, Ms. Schroder and Mr. Driscoll vote yes. Mr. Buffamante, Mr. Stahley and Mr. Snyder were excused. **Motion Carried. *(Mr. Buffamante previously stated that his firm does business with the Company, however he has no financial interest in the Company or this particular project.) (Mr. Wimer also stated that CCB does business with the Company, however, they also have no financial interest in the Company or this particular project.)***

Resolution from a Prior Application/Project in Process

1.) -FoxRes LLC.: Submitted an application to the CCIDA (on May 31st) for the purchase of fixtures, furnishing, machinery and equipment for Phase I of this project. This project will allow for testing and R & D. The Company has just secured a lease at the Cimolai-HY Facility in Olean, New York. This is great news as this project will give potential jobs to Cattaraugus County, FoxRES has already hired 10 people! *(Please see written Conflict of Interest letter included in your packet from Board Member John Stahley).*
-Total Project cost/investment of: \$2,500,000.00 (+/-).

-A Public Hearing was held on Monday June 19th, 2023 at 10:00 a.m. at the City of Olean Municipal Building, Mayor's Conference Room, 101 East State Street, Olean, NY. The Mayor of Olean was in attendance. A copy of the minutes has been provided to each Board Member in their packets for review along with the Cost Benefits Analysis for their particular project.

Resolution:

A Motion was made by Brent Driscoll and seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF FOXRES 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. Higgins, Mr. Wimer, Ms. Schroder and Mr. Driscoll vote yes. Mr. Buffamante, Mr. Stahley and Mr. Snyder were excused. **Motion Carried.**

***CCIDA Financial Reports:**

-General Update on Certificates of Deposits and Savings Accounts. (Handout Provided)

-June 2023 the Agency had income of \$3,073.50 for the Application Fee for HoliMont, Inc., Application Fee for FoxRes LLC. and an overpayment to Wells Fargo for copier/fax.

-General update on projects in process. The IDA currently has 9 Projects in the closing stage as well.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Meeting with Andy Burr, Crystal Abers, Mike Brisky and Dave Fenske at Economic Development regarding Ontario Knife.
- ✓ Meeting regarding Franklinville Community engagement approach with GLC.
- ✓ Meeting with Ben from Kinley Corporation.
- ✓ Attend Buffalo Niagara Event regarding Cap and Invest Discussion with DEC.
- ✓ Conference with Upper Edge Consulting on Main Street Grant.
- ✓ Attend meeting regarding American Wire Grant and project introduction.
- ✓ Conference regarding Gowanda Rev Rail.
- ✓ Meeting regarding use and lease of Dayton and Cattaraugus properties.
- ✓ Meeting with Kathy Ellis of Department of Public Works.
- ✓ Attend Small Business Event in South Dayton.
- ✓ Meeting with Vince Leone regarding potential project.
- ✓ Meeting in Gowanda regarding railroad properties.
- ✓ Meeting with Lori Northrup regarding possible new projects.
- ✓ Attend Community Action Board of Directors Meeting in Salamanca.
- ✓ Meeting with Peter Kreinheder on possible new project.
- ✓ Meeting with Village of Cattaraugus on Rev Rail and Grant.
- ✓ Speaking event in Olean for First National Ribbon Cutting Ceremony by Savarino Companies.
- ✓ Attend Showcase Event at Jamestown Community College.
- ✓ Attended Public Hearing for FoxRes LLC in Olean.
- ✓ Attended the OBDC.
- ✓ Speaking Event at St. Bonaventure for Leadership Cattaraugus.

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

- ✓ **Buffalo Niagara Partnership Government Affairs Advocacy Alert:** Article: *"State Legislature Ends Session."*
- ✓ **New York State:** Article: *"Governor Hochul Announces Completion of \$12.5 Million First National Bank Project in Olean as Part of Downtown Revitalization Initiative."*
- ✓ **Camoin Associates:** Article: *"Seasonal Help Wanted (Housing Not Included): What Communities are Doing to Solve Seasonal Housing Needs."*
- ✓ **Reason:** Article: *"Democrats' Gaslighting, Republicans' Temper Tantrum Endanger America's Gas Stoves."*
- ✓ **Olean Times Herald:** Article: *"RTW: NY's end run benefits renewable projects."*
- ✓ Article: *"Attacks on Industrial Development Agencies (IDAs) will Increase Taxes on New York Residents."*

Adjournment:

A **Motion** was made by Brent Driscoll seconded by Michael Wimer to adjourn the meeting at 12:15 p.m. All in Favor – **Motion Carried.** Mr. Buffamante, Mr. Stahley and Mr. Snyder were excused.

*** Next CCIDA Board of Directors Meeting: Monday, July 31, 2023 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**