

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

July 31, 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
Ms. Ginger Schroder
Mr. Joseph Snyder
Mr. John Stahley
Mr. Michael Wimer
Mr. Joseph Higgins

Excused:

None

CCIDA Staff/Counsel:

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

Presenters/Guests:

Ed Youmans, HoliMont, Inc.
John Drake, HoliMont, Inc.
Bill Bursee, Steelbound Brewery & Distillery
Rick Miller, Olean Times Herald

Mr. 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. Driscoll, Ms. Schroder, Mr. Snyder, Mr. Stahley, Mr. Higgins and Mr. Wimer were present.

A Motion was made by Michael Wimer seconded Brent Driscoll by to accept the Board Meeting Minutes from June 20, 2023 as presented to the Board. All in favor. **Motion Carried.**

New Applications/Projects

1.) – North Delaware Holdings LLC d/b/a Steelbound Brewery & Distillery:

-Mr. Wiktor introduced Bill Bursee, owner of Steelbound Brewery & Distillery. Mr. Bursee gave an overview of the project and time frame for completing. Mr. Wiktor stated this is a great project for Ellicottville and thanked Mr. Bursee for the overview.

-North Delaware Holdings LLC has submitted an application to the CCIDA as they purchased 20 acres (including some commercial structures and tenants) adjacent to their current facility which will become their manufacturing campus. This will immediately include an existing 18,600 sq. ft. space into a state of the art automated manufacturing facility; upgrading of an existing 1,860 sq. ft. building into a 8,000 - 10,000 sq. ft building to be utilized for barrel storage and aging of produced spirits; and a 5,000 sq. ft. building expansion to include adding a 55,000 lb. grain silo along with an automated delivery system to allow for bulk purchasing of grain for the brewing and distilling process. Yet another key manufacturing project in the County that will be for the preservation of the existing workforce, and a robust employment growth within the next five years.

-The Total Project Investment: \$7,400,000

-A Public Hearing was held on Thursday, August 24, 2023 at 9:00 a.m. at the Agency's Offices, 9 East Washington Street, Ellicottville, NY. There was no one in attendance. A copy of the minutes has been provided to each Board Member in their packets for review.

2.) – Kinley Contractors LLC/Kinley Investments:

-Kinley Contractors LLC has submitted an application to the CCIDA for renovations/relocation and additional new construction at their corporate headquarters in Allegany, NY. Renovations include 10,120 sq. ft. of office space, conference rooms, meeting areas as well as exterior improvements. A new 5,000 sq. ft. metal workshop for equipment storage, manufacturing and fabrication of modular of multi-use units. This project will allow the company to retain employment that has been in the County for over a century, and will also allow for growth in their employment base as well.

-The Total Project Investment: \$2,356,000

-A Public Hearing was held on Thursday, August 24, 2023 at 11:30 a.m. at the Town of Allegany, Town Hall, 52 West Main Street, Allegany, NY. There was no one 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.

Project Update: HoliMont, Inc.

Mr. Wiktor introduced Ed Youmans, General Manager and John Drake, Controller of HoliMont, Inc. Mr. Youmans gave a brief presentation of the project regarding the application submitted at the June 20, 2023 Meeting. In addition, Mr. Drake gave updates on the successful summer and winter seasons and the anticipated success for the upcoming season. Mr. Wiktor stated this is a very existing project and HoliMont, Inc. is always improving their facilities. Mr. Wiktor thanked Mr. Youmans and Mr. Drake for the overview.

-**A Motion** was made by Joseph Snyder and seconded by Michael Wimer to extend the Solar and Wind Moratorium until December 31, 2023. **All in Favor - Motion Carried.**

***CCIDA Financial Reports:**

-Approval of Financial Reports – June 2023. **A Motion** was made by Brent Driscoll seconded by Michael Wimer to accept the June 2023 Operating Statement as presented to the Board. **All in Favor - Motion Carried.**

-July 2023 the Agency had no income. (The Agency will be receiving \$3,000 relating to the two applications that are on this agenda, however, that income will be booked in August.)

-General update on projects in process. The IDA currently has 10 Projects in the closing stage as well.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Meeting with Hamburg IDA Executive Director.
- ✓ Meeting regarding GLC upcoming events.
- ✓ Meeting regarding Can Am at Buffalo Niagara.
- ✓ Meeting with Village of Cattaraugus and Upper Edge Consulting et al. regarding Village of Cattaraugus Project.
- ✓ Meeting with Hamburg IDA.
- ✓ Attend EDA Team Meeting.
- ✓ Meeting with Peggy Root from Cattaraugus County regarding FoxRes LLC.
- ✓ Meeting with Greg Fitzpatrick.
- ✓ Meeting in Cattaraugus with Cullen, Burr et al.
- ✓ Attend Ralph Wilson Foundation Meeting in Olean.
- ✓ Meeting with Jacob Tierney of Business First to discuss current projects.
- ✓ Meeting with Buffalo Peace House in Hamburg regarding GLC workforce project.
- ✓ Meeting with ESD regarding Steelbound expansion project.
- ✓ Meeting with Diana Cihak and Lori Northrup on Northrup expansion.
- ✓ Meeting with ECIDA regarding Office Space Work Development Group.
- ✓ Attend Olean Business Development Meeting.

- ✓ Meeting regarding possible Warehouse project in Olean.
- ✓ Meeting with ESD group on Steelbound project.
- ✓ Meeting with Camoin Associates for Cattaraugus County Entrepreneurial System Strategic Plan Building
- ✓ Meeting with Ellicottville Chamber of Commerce Executive Director.
- ✓ Meeting with Jennifer Sloth regarding GLC.
- ✓ Speak at Leadership Cattaraugus in Olean regarding The Future of Manufacturing in Cattaraugus County.
- ✓ Conference with Crystal Abers and Jason Miller regarding Job Fair.
- ✓ Conference with EDS and Diana Cihak regarding Steelbound updates.
- ✓ Conference with Richard Zink regarding Ontario Knife.
- ✓ Meeting regarding GLC county outreach.
- ✓ Meeting in Ellicottville with Steelbound and Diana Cihak.
- ✓ Conference with Kinley Corp. on upcoming project.

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

- ✓ **Fire Sale:** Article: *"Hydrocarbon demand is booming but Mr. Market hates oil and gas stocks."*
- ✓ **Area Development:** Article: *"Power-Intensive Site Selection."*
- ✓ **McKinsey Global Institute:** Article: *"Empty spaces and hybrid places: The pandemic's lasting impact on real estate."*
- ✓ **City and State New York:** Article: *"How will New York's cap-and-invest program shape up?"*
- ✓ **City and State New York:** Article: *"New York's green revolution is almost here."*
- ✓ **Camoin Associates:** Article: *"Beyond Abandonment: 10 Realistic Ways to Breathe New Life Into Brownfields."*
- ✓ **The Trading Chief:** Article: *"Is Global Warming a Real Concern? Not as much as you are led to believe."*
- ✓ **Federal Reserve Bank of New York:** Article: *"Empire State Manufacturing Survey."*
- ✓ Article: Industrial Development Agencies work on behalf of New York taxpayers to lessen the tax burden and increase economic opportunity.
- ✓ **Buffalo Niagara Partnership:** *"Preliminary Comments on NYCI".*

Adjournment:

A **Motion** was made by Michael Wimer seconded by Joseph Higgins to adjourn the meeting at 1:20 p.m. All in Favor – **Motion Carried.**

*** Next CCIDA Board of Directors Meeting: September 12, 2023 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**