

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

September 12, 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. Joseph Higgins

Excused:

Mr. Michael Wimer

CCIDA Staff/Counsel:

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

Presenters/Guests:

Ben Heckathorn, Kinley Contractors LLC
Bob Clark, Olean Times Herald (Via Zoom)

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 and Mr. Higgins were present. Mr. Wimer was excused.

A Motion was made by Brent Driscoll seconded Joseph Higgins by to accept the Board Meeting Minutes from July 31, 2023 as presented to the Board. All in favor. **Motion Carried.** Mr. Wimer was excused.

Prior Applications/Projects

1.) – Kinley Contractors, LLC/Kinley Investments:

-Mr. Wiktor introduced Ben Heckathorn from Kinley Contractors, LLC. Mr. Heckathorn gave an overview of the project and reason for the need for the renovations to their current headquarters for room for efficiency. As the company has offices in other states, the project is necessary to keep the current headquarters located in Allegany, NY. Kinley Contractors, LLC is over a 100-year-old family-owned company and a significant component of Allegany, NY. The project will produce 15 new jobs.

-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

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 KINLEY CONTRACTORS, 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 vote was taken, Mr. Buffamante, Mr. Stahley, Mr. Snyder, Ms. Schroder, Mr. Higgins and Mr. Driscoll vote yes. Mr. Wimer was excused. **Motion Carried.**

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

-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

Resolution:

A Motion was made by Brent Driscoll seconded by John Stahley, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF NORTH DELAWARE HOLDINGS, LLC DBA STEELBOUND BREWERY & DISTILLERY, 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 vote was taken, Mr. Buffamante, Mr. Stahley, Mr. Snyder, Ms. Schroder, Mr. Higgins and Mr. Driscoll vote yes. Mr. Wimer was executed. **Motion Carried.**

***CCIDA Financial Reports:**

-Approval of Financial Reports – July and August 2023. **A Motion** was made by Joseph Higgins seconded by Thomas Buffamante to accept the July and August 2023 Operating Statements as presented to the Board. Mr. Wimer was executed. **All in Favor - Motion Carried.**

August 2023 the Agency had income of \$9,325.47 for the following:

- *Application fee on Kinley Contractors LLC \$1,500.00*
- *Administrative Fee on HoliMont, Inc. \$7,825.47*

-September 2023 the Agency had an income of \$1,500.00 for the Application fee on North Delaware Holdings LLC d/b/a Steelbound Brewery & Distillery.

-General update on projects in process; including the Agency has 5 projects in the closing stage as well, which should close in the 4th quarter of this year.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Attend Southern Tier Leadership Summit at St. Bonaventure University.
- ✓ Conference regarding potential PILOT project in Ellicottville.
- ✓ Attend Cattaraugus County Economic Development Planning and Tourism Meeting with new WNY Regional Director.
- ✓ Attend Cattaraugus County Team Meeting.
- ✓ Attend Public Hearing for North Delaware Holdings d/b/a Steelbound Brewery & Distillery.
- ✓ Attend Public Hearing for Kinley Contractors LLC in Allegany.
- ✓ Conference with Bill Paladino on projects.
- ✓ Conference regarding employee transportation for GLC.
- ✓ Conference with GLC regarding community outreach.
- ✓ Meeting with Intandem regarding general updates.
- ✓ Conference regarding potential new manufacturing project in Olean.
- ✓ Meeting with local real estate investor on proposed build of a commercial property in Olean.
- ✓ Conference with ESD.
- ✓ Conference with potential buyer of building in Olean.
- ✓ Conference regarding Olean Town Center project.-General Update
- ✓ Attend Cattaraugus County Team meeting regarding strategic plan for entrepreneurial ecosystem in Cattaraugus County.
- ✓ Attend meeting with all local IDAs in Buffalo
- ✓ Conference with Upper Edge Consulting regarding Cattaraugus Work Group.

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

- ✓ **Olean Times Herald:** Article: *"Allegany Crossing Self Storage sets soft opening this week."*
- ✓ **Salamanca Press:** Article: *"Holiday Valley progressing on new 6-pack Mardi Gras chairlift install."*
- ✓ **Olean Times Herald:** Article: *"Great Lakes Cheese Co. plant in Franklinville on schedule."*
- ✓ **CCIDA:** Email: *"Exciting New Changes at Billings."*
- ✓ **2 WGRZ News:** Article: *"Tiny home trend pays off for Ellicottville's Basecamp rental village."*
- ✓ **2023 Job/Internship Fair:** Handout
- ✓ **Olean Times Herald:** Article: *"Unemployment level across region, nation."*
- ✓ **U.S. Congressman Joseph Morelle:** Article: *"New York Representatives Announce Bipartisan Support For Regional Tech Hub Designation."*
- ✓ **National Fuel Gas Distribution Corporation:** Article: *"Long-Term Plan - Be a voice as New York determines its energy future."*
- ✓ **Spectrum News 1:** Article: *"State continues to lose farmland to residential, solar developments, reports show."*
- ✓ **Times Union:** Article: *"Filings show N.Y. green energy could cost 64 percent more on wholesale level."*
- ✓ **Spectrum News:** Article: *"Observations on the cost-so-far-of implementing New York's climate law."*
- ✓ **The New York Senate:** Article: *"Senators Hinchey and Harckham Send Letter to ORES Outlining Threats to Farmland and Environment by Proposed Copake Solar Development."*
- ✓ **New York Post:** Article: *"Why wind and solar are running out of juice."*

Executive Session: (Attorney Client Privileges)

A **Motion** was made by Joseph Snyder seconded by Ginger Schroder to enter executive session at 12:15 p.m. A Motion was made a by Brent Driscoll and seconded by Joseph Higgins to adjourn the executive session at 1:15 p.m. Mr. Wimer was excused. All in Favor – **Motion Carried.**

Closing: In honor of the recent passing of Mr. Jim Griffin, long tenured Director of the City of Hornell, IDA.
The Evening Tribune: Article: *"Hornell has 'lost a giant.' Jim Griffin remembered for shaping city's fortunes at IDA.*

Adjournment:

A **Motion** was made by Thomas Buffamante seconded by Brent Driscoll to adjourn the meeting at 1:30 p.m. All in Favor – **Motion Carried.**

*** Next CCIDA Board of Directors Meeting: October 17, 2023 at 11:15 a.m.
at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**