

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**October 17, 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  
Ms. Ginger Schroder  
Mr. James (Joe) Snyder  
Mr. Joseph Higgins

**Excused:**

Mr. Michael Wimer  
Mr. Brent Driscoll  
Mr. John Stahley

**CCIDA Staff/Counsel:**

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

**Presenters/Guests:**

Angelo Ingrassia, Olean Town Centre LLC  
Carly Tremiti, Olean Town Centre LLC  
Stephen Hall, Olean Town Centre LLC Legal Counsel (via phone)  
Rick Miller, Olean Times Herald  
Sean Connor, Cattaraugus County Bank

Mr. Buffamante called the meeting to order at 11:19 a.m.

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

A **Motion** was made by Ginger Schroder seconded Joseph Higgins by to accept the Board Meeting Minutes from September 12, 2023 as presented to the Board. All in favor. **Motion Carried.** Mr. Wimer, Mr. Driscoll and Mr. Stahley were excused.

**\*New Applications/Projects\***

**1.) - Olean Town Centre LLC:**

-Mr. Wiktor introduced Angelo Ingrassia of Olean Town Centre LLC. There was an attached letter and presentation given by the developer as to the current status of the redevelopment project outlined below. The draft application and letter are filed with the CCIDA and we are still currently working updating the application and revising the letter that was submitted to the Agency. It is still a work in process and to date, no public hearing has been established and we are continuing to work with the developer on revisions and, once finalized, will be resubmitted to the Board for reconsideration.

- As mentioned above, Olean Town Centre LLC has submitted an application to the CCIDA for the redevelopment of the Olean Center Mall which currently is approximately 355,000 square feet. The project will include demolition of the existing former Bon-Ton space, construction of a new mall entrance, improvements and updates to the existing mall structure, building exterior and façade, replacement of the roof system and renovation of the interior building infrastructure. The project will provide new retail and other commercial opportunities. Mr. Ingrassia noted he will tentatively sell approximately 2 acres to a third party for development of housing for disabled individuals. Note: this proposed housing development is not part of Olean Town Centre LLC's project.

**-The Total Project Investment: \$20,640,000**

**2.) - Presentation by Sean Connor of Cattaraugus County Bank:**

-Mr. Wiktor introduced Sean Connor, Senior Vice President and Chief Financial Officer of Cattaraugus County Bank who gave a presentation on a proposal submitted to CCIDA relating to its accounts and CD's with CCB. The finance committee approved the proposal, Mr. Wimer abstained. A **Motion** was made by Joe Snyder seconded by Joseph Higgins to accept the CCB proposal as presented to the Board. Mr. Wimer, Mr. Driscoll and Mr. Stahley were excused. **All in Favor - Motion Carried.**

**3.) - Olean Industrial Park LLC:**

-Olean Industrial Park LLC has submitted an application to the CCIDA for the redevelopment of the former Olean Times Herald Building. The project will include renovations of the existing 23,000 square foot building and construction of new shipping and receiving docks. Tenants of the building will include the Olean Times Herald, Ellicottville Greens, Try-It Distribution and a possible fourth tenant in the future.

**-The Total Project Investment: \$1,200,000 - \$1,500,000**

**\*Election of Officers: 2024 County of Cattaraugus Industrial Development Agency**

**Chairman:** Mr. Thomas Buffamante  
First Vice Chairman: Mr. Joseph Higgins  
Second Vice Chairman: Mr. James (Joe) Snyder  
Secretary: Mr. Michael Wimer  
First Assistant Secretary: Mr. James (Joe) Snyder  
Treasurer: Mr. Brent Driscoll  
Director: Mr. John Stahley  
Director: Mrs. Ginger Schroder

**Audit Committee Members of the CCIDA:**

**Chairman:** Mr. Thomas Buffamante  
Member: Mr. Brent Driscoll  
Member: Mr. Michael Wimer

**Governance Committee Members of the CCIDA:**

**Chairman:** Mr. Joseph Higgins  
Member: Mr. James (Joe) Snyder  
Member: Mr. John Stahley  
Member: Mrs. Ginger Schroder

**Finance Committee:**

**Chairman:** Mr. Brent Driscoll  
Member: Mr. Thomas Buffamante  
Member: Mr. Michael Wimer

**A Motion** was made by Thomas Buffamante to accept the 2024 Slate of Officers for the County of Cattaraugus Industrial Development Agency as proposed, second by Joseph Higgins. All Board Member were in favors. Mr. Wimer, Mr. Driscoll and Mr. Stahley were excused. **Motion-Carried.**

**A Motion** was made by Thomas Buffamante to accept the 2024 Committee Members for the County of Cattaraugus Industrial Development Agency as proposed, second by Joseph Higgins. All Board Member were in favors. Mr. Wimer, Mr. Driscoll and Mr. Stahley were excused. **Motion-Carried.**

The proposed 2024 CCIDA Board of Director’s Meeting Schedule has been sent to all Board Member with their packets. If any Board Members have a conflict with a date, please send a message to Corey Wiktor and we will try to accommodate any changes to the schedule.

**\*CCIDA Financial Reports:**

-Approval of Financial Report – September 2023. **A Motion** was made by Joseph Higgins seconded by Joe Snyder to accept the September 2023 Operating Statement as presented to the Board. Mr. Wimer, Mr. Driscoll and Mr. Stahley were excused. **All in Favor - Motion Carried.**

**-September 2023 IDA Income:**

The Agency had income of \$1,500.00 for the Application Fee for Steelbound Brewing.

**-October 2023 IDA Income:**

The Agency had income of \$5,000.00 for the yearly CCCR Administrative Services Agreement payment.

**Proposed 2024 CCIDA Operating Budget (Vote Required)**

The budget needs to be posted to the PARIS website prior to October 31, 2023 in order to be in compliance with the Authority Budget Office (ABO). A **Motion** was made by Joe Snyder seconded by Joseph Higgins to accept the 2023 CCIDA Operating Budget as presented to the Board. Mr. Wimer, Mr. Driscoll and Mr. Stahley were excused. **All in Favor - Motion Carried.**

*-General update on projects in process; including the Agency has 6 projects in the closing stage as well, which should close in the 4<sup>th</sup> quarter of this year.*

**\*Executive Directors Reports:**

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

- ✓ Meeting with Steelbound on update of project.
- ✓ Meeting in South Dayton regarding Rev Rail.
- ✓ Meeting with Sean Doyle of Hamburg IDA.
- ✓ Meeting regarding Great Lakes Cheese.
- ✓ Attend Rethinking Brownfields Webinar.
- ✓ Meeting with Dave Fenske.
- ✓ Meeting with Legislature regarding possible Steelbound Brewery Grant.
- ✓ Attend Buffalo/Niagara Partnership Seminar with Mark Poloncarz and Chrissy Ca silio.
- ✓ Meeting with Tim Hughes.
- ✓ Conference regarding Good Times of Olean update.
- ✓ Attend Cattaraugus County Economic Development, Planning & Tourism Team Meeting with Camoin Group.
- ✓ Meeting with Cattaraugus County regarding Steelbound Brewery Project.
- ✓ Meeting with Matt from Great Lakes Cheese.
- ✓ Meeting with Don Benson Group regarding potential project.
- ✓ Conference with Western New York Economic Development regarding Workforce Housing.

- ✓ Attend STEREA Meeting in Salamanca.
- ✓ Attend CCIDA Finance Committee Meeting.
- ✓ Meeting with Andy Burr.
- ✓ Attend Rotary Conference and give presentation regarding CCIDA.
- ✓ Meeting with potential developer of a building in Ellicottville.
- ✓ Conference regarding update on Great Lakes Cheese Community Meet and Greet.
- ✓ Conference with Upper Edge Consulting regarding updates.
- ✓ Attend Olean Business Development Board Meeting.

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

- ✓ **Cattaraugus County Economic Development Partners:** Power Point: *"Entrepreneurial Ecosystem and Economic Development in Cattaraugus County."*
- ✓ **Camoin Associates:** Article: *"Report Provides Latest Data About Minimum Wage Workers in the US."*
- ✓ **Facebook:** *"Olean...Memories Back in Time..."* Allegheny River Trail!
- ✓ **National Grid:** Article: *"National Grid Energizes Great Lakes Cheese Facility in Franklinville Provides Grants to help Local Company Retain, Grow Jobs."*
- ✓ **ENRNEW YORK:** Article: *"New York State Issues Buy Clean Concrete Guidelines for State Projects."*
- ✓ **New York Post:** Article: *"NY businesses launch \$1M push to roll back climate-change laws that left city at a crossroads."*
- ✓ **Olean Times Herald:** Article: *"Borrello, Giglio tour manufactures in Olean."*
- ✓ County Economic Development Job Fair Hand out

**Adjournment:**

A **Motion** was made by Thomas Buffamante seconded by Joseph Higgins to adjourn the meeting at 2:30 p.m. All in Favor – **Motion Carried.**

**\* Next CCIDA Board of Directors Meeting: November 14, 2023 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**