

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

December 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
Ms. Ginger Schroder
Mr. Michael Wimer
Mr. Brent Driscoll

Excused:

Mr. John Stahley
Mr. James (Joe) Snyder
Mr. Joseph Higgins

CCIDA Staff/Counsel:

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

Presenters/Guests:

Mr. John Ott, Director of Indus Hotels Inc. (via zoom)
Ms. Sharon Ocampo, Executive Assistant for Indus Hotels Inc. (via zoom)

Mr. Buffamante called the meeting to order at 11:16 a.m.

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

A Motion was made by Brent Driscoll seconded Michael Wimer by to accept the Board Meeting Minutes from November 14, 2023 as presented to the Board. All in favor. **Motion Carried.** Mr. Stahley, Mr. Snyder and Mr. Higgins were excused.

Resolution from Prior Application/Project in Process

1.) - Indus Hotels Inc.

-Mr. Wiktor introduced John Ott and Sharon Ocampo from Indus Hotels who attended via zoom to give a brief update and overview of the project. Mr. Ott indicated the hotel was the second or third hotel they opened around 2004 and is now in the need of renovations. He indicated they have about 19 hotels in their portfolio right now and the support of the CCIDA is critical to them to move forward with this project. The plans include a refresh of the exterior to make it look updated and the interior updates would include dry wall in changes including replacement of all new wall coverings, floor coverings, furniture, mill work and basically turning it into a brand-new hotel. Mr. Wiktor indicated their application was very detailed and complete and his discussions with the Town of Allegany and St. Bonaventure indicate they are very supportive and happy to see these types of projects continue because we all see the challenges their industry faces.

-Indus Hotels, Inc. has submitted an application to the CCIDA for renovations to their existing 20,694 sq. foot, two story, 50 room Microtel Inn & Suites by Wyndham located at 3234 NYS Route 417 in the Town of Allegany, NY. The hotel has been a part of the community since 2004 bringing both leisure and business travelers to Allegany and the City of Olean. The renovations will add to the business infrastructure and increase employment opportunities. The Cost Benefit Analysis was included to each Board Member in their packet for their review at the November Board Meeting. *(A member of the development Team is planning to be available via Zoom for any questions).*

-A Public Hearing was held on November 28, 2023 at 10:30 a.m. at the Town of Allegany. Chris McPherson and Mike Higgins were in attendance. There were no comments, however the Town Supervisor will be submitting a letter of Support.

-The Total Project Investment: \$1,748,989

Resolution:

A Motion was made by Brent Driscoll seconded by Ginger Schroder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF INDUS HOTELS 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) 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 of the Board of Directors of the CCIDA was take Mr. Buffamante, Mr. Driscoll, Ms. Schroder and Mr. Wimer (with disclosure) were present. Mr. Stahley, Mr. Snyder and Mr. Higgins were excused. **Motion Carried.**

New Application/Project/Project Modification

1.) - Great Lakes Cheese:

-Mr. Wiktor indicated Great Lakes Cheese has requested a second project modification to relating to their initial project inducement and made note CCIDA did support and adopt the first modification back in April of 2023.

-Great Lakes Cheese has requested a **Project Modification** Request relating to their initial project inducement. The Company is investing an additional \$97,000,000, thus bringing the overall investment of the project to **\$718,000,000**.

The additional \$97,000,000 of investment, **\$50,000,000** of that is applicable to NYS Sales Tax.

The reason for the request is due to record inflation and supply chain issues on the equipment, along with increased associated costs. A Project Modification Request is included to each Board Member in their packet for their review. **No action is required as this project just started the Agency's process. A public hearing has been set for January 3, 2024.*

***General:** Update on Wind Policy: Counsel and Staff have been working on revising and enhancing the Agency's Wind Policy/PILOT for several months. The Agency first adopted its current Wind Policy in February 2010. The Agency has been researching policy points which include: PILOT Dollar amount per Megawatt, Decommissioning, the roles of the Agency, etc.

Staff and Counsel have prepared a few DRAFT proposals for the Board's consideration. We will also include the IDA's current Wind UTEP. With Board support, we'd like to discuss and obtain you thoughts, recommendations, inclusions, etc. and then schedule an additional meeting to proposed amended and revised Wind Policy. Any change or revision to the Wind UTEP would require a deviation notice and subsequent Public Hearing before formal adoption.

A Motion was made by Brent Driscoll seconded by Michael Wimer to extend the Moratorium relating to CCIDA's solar and wind policies until February 29, 2024. **All in Favor - Motion Carried.** Mr. Stahley, Mr. Snyder and Mr. Higgins were excused.

***CCIDA Financial Reports:**

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

***Income for November 2023:**

-\$12,516.25-Project Closing: Kinley Corp.

***Approval of the final 2024 Budget.** **A Motion** was made by Brent Driscoll seconded by Ginger Schroder to accept the 2024 Budget presented to the Board. **All in Favor - Motion Carried.** Mr. Stahley, Mr. Snyder and Mr. Higgins were excused.

-Updated Certificates of Deposits /Savings Accounts Statement is included to each Board Member in their packet for their review.

***Proposed December 2023:**

-\$16,098 Project Closing: 9154 Group, LLC

Mr. Buffamante announced CCIDA received a Letter of Resignation from Board Member John Stahley dated November 21, 2023 indicating he will be resigning as a Board Member due to relocation of his job. Mr. Driscoll indicated it has been nice to have John on board as he brought on a lot of expertise, particularly from an industrial standpoint in what was one of our major businesses in Cattaraugus County. Mr. Driscoll further indicated he will be missed and wish him much luck in his new adventure. Mr. Wiktor indicated everyone at CCIDA will greatly miss John.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Letter of Resignation from Board Member John Stahley-12/31/23-Please see John's letter. He will be sorely missed on the Board. He was an excellent Board member!
- ✓ Corey will give a brief overview on the past year's highlights, projects and what's ahead in 2024.
- ✓ Attended Olean Business Development Corporation Board Meeting.
- ✓ Meeting with Matt Wilkinson of Great Lakes Cheese regarding community outreach.
- ✓ Attended Economic Development and Tourism Board Meeting.
- ✓ Conference with potential developer of a redevelopment project in Franklinville.
- ✓ Attended Great Lakes Cheese Tour with Cattaraugus County Ag. Board etc.
- ✓ Attended meeting with potential developer of a project in Olean.
- ✓ Attended meeting/tour with team regarding Village of Cattaraugus Main Street Grant.
- ✓ Attend Luncheon and Great Lakes Tour with CCIDA Board Members.
- ✓ Interview with Kate Bartlett of *The Villager* regarding 2023 CCIDA projects.
- ✓ Attended meeting regarding Olean Town Centre, in Olean.
- ✓ Attended Third Annual Laine Business Accelerator Community Showcase in Olean.
- ✓ Meeting with a WNY developer related to a proposed housing project in Farmersville.
- ✓ Discussion with a WNY Commercial Realtor relating to two (2) manufacturing facilities within Cattaraugus County. More information to come.
- ✓ Meeting with Nick Ferrari at Field of Dreams regarding possible expansion.

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

- ✓ **Camoin Associates:** Article: *"The Economic Impact of IDAs."*
- ✓ **Camoin Associates:** Article: *"The Economic Impact of New York State's IDAs."*
- ✓ **Olean Times Herald:** Article: *"Laine Business Accelerator program showcases third cohort."*
- ✓ **Camoin Associates:** Article: *"Trends and Transitions in Forestry and Lumber-Related Markets."*
- ✓ **Camoin Associates:** Article: *"The Growth, Decline, and Rebirth of the American Shopping Mall."*
- ✓ **Salamanca Press:** Article: *"RocketCup Coffee set to revitalize the world from Cattaraugus."*
- ✓ **New York ISO:** Article: *"2023 Comprehensive Reliability Planning Report."*
- ✓ **Fox News:** Article: *"Dem Governor withdraws electric vehicle mandate in stunning blow to environmentalists."*
- ✓ **The Capital Press Room:** Article: *"Southern Tier's natural gas eyed for extraction (again)."*
- ✓ **NewsBreak:** Article: *"National Grid's New Smart Meters: What Upstate New York Residents Need to Know."*
- ✓ **RealClear Energy:** Article: *"The Crippling Economic Costs of Green Energy Subsidies."*
- ✓ **New York Focus:** Article: *"How Unelected Local Officials Dole Out Wind and Solar Tax Breaks."*

Executive Session: (Client - Attorney Privilege)

A Motion was made by Brent Driscoll seconded by Thomas Buffamante to go into Executive Session at 12:30 p.m. Mr. Stahley, Mr. Snyder and Mr. Higgins were excused.

A Motion was made by Ginger Schroder seconded by Brent Driscoll to exit Executive Session and return to the regular meeting at 1:24 p.m. Mr. Stahley, Mr. Snyder and Mr. Higgins were excused.

A Motion was made by Brent Driscoll and seconded by Michael Wimer to adjourn the meeting at 1:25 p.m. All in Favor – **Motion Carried.** Mr. Stahley, Mr. Snyder and Mrs. Higgins were excused.

*** Next CCIDA Board of Directors Meeting: January 9, 2024 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**