

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**January 9, 2024**

**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. James (Joe) Snyder

Mr. Joseph Higgins

Ms. Ginger Schroder

Mr. Brent Driscoll

Mr. Thomas Cullen

**Excused:**

Mr. Thomas Buffamante-Chairman

Mr. Michael Wimer

**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 (via zoom)

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

Mr. Wiktor welcomed Tom Cullen to the Board as a new Board Member and asked him to give a brief introduction. Mr. Cullen indicated he grew up in the Village of Cattaraugus and graduated from St. Bonaventure. He lived in Chicago for 18 years, was in the trading business and since he moved back, he helped start the innovation center at St. Bonaventure and is the Director, the Laine Business Accelerator and has a coffee company in the Village of Cattaraugus. Mr. Wiktor indicated Mr. Cullen has been leading and heading up several recent involvement in the Village of Cattaraugus and there has been four to five new businesses started. The Board welcomed Mr. Cullen.

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

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

**\*Resolution from New Application/Project in Process\***

**1.) - Route Two Nineteen, LLC:**

Mr. Wiktor indicated Route Two Nineteen, LLC has a few partners, one being Reid Smith who lives in Randolph. CCIDA did a project with Reid back in 2015 when Reid bought two store fronts in Randolph and put in a laundry mat, renovated both buildings and put in upper floor housing which has been an excellent addition to the Village of Randolph. Reid has always performed well and it is great to have the Route Two Nineteen, LLC project in front of the Board.

-Route Two Nineteen, LLC has submitted an application to the CCIDA related to the renovation of the former Telemark Hotel to a higher end, 14 room Boutique Motel with 12 standard rooms and 2 suites. The project includes renovations to all 14 rooms, new furnishings, finishes and updated amenities to meet the needs of today's travelers, as well as a reimagined outdoor space. The Cost Benefit Analysis is included to each Board member in their packet for their review. A Public Hearing was not required as the benefits are under \$99,000.00, as per the Statute.

**Total Project Investment: \$1,850,000**

**Resolution:**

**A Motion was made by Joe Snyder seconded by Brent Driscoll, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF ROUTE TWO NINETEEN 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 AND (B) 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 taken, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Ms. Schroder and Mr. Cullen were present. Mr. Buffamante and Mr. Wimer were excused. **Motion Carried.****

## **New Applications/Projects in Process\***

### **1.) – Walsh Huskies LLC: (DRAFT-As no formal action will be taken at this meeting)**

-Mr. Wiktor indicated the Walsh Huskies LLC project has no action at this meeting as a Public Hearing will need to be conducted as well as looking at the SEQR. The property is the former Woods at Bear Creak in the Town of Machias who put in a new restaurant, banquet center, updated all the cabins and RV pads when they bought the property. The facility is for sale and Walsh Huskies LLC is looking to take the project to the next level with further updates to the facility and amenities.

-Walsh Huskies LLC has submitted an application to the CCIDA related to the acquisition and relaunch of the campground located at 3510 Bear Creek Road in the Town of Machias. The project includes full renovations to the cabins, event center, concert hall, restaurant, RV pads as well as adding luxury domes for glamping. The Cost Benefit Analysis is included to each Board member in their packet for their review.

**Total Project Investment: \$3,145,000**

### **2.) – Turbo Machining LLC: (DRAFT-As no formal action will be taken at this meeting)**

Mr. Wiktor indicated the Turbo Machining LLC project has no action at this meeting but is a nice project in the former K-Mart in Allegany. The company will be renting or leasing space in the building to be a tenant inside the Allegany Crossing Building, which CCIDA assisted in for the project on the Life Storage Facility.

-Turbo Machining LLC has submitted an application to the CCIDA related to transformation of a warehouse into a manufacturing facility located at 3864 Route 417 in the Town of Allegany. The project will include the addition heating, plumbing, electrical, office spaces, restrooms and CNC equipment. The project will create approximately 20 jobs over three years.

**Total Project Investment: \$1,019,000**

## **\*Resolution from a Prior Application/Project Modification in Process\***

### **- Great Lakes Cheese:**

-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.

A public Hearing was held **January 3, 2024** at the Town of Franklinville Town Hall. There was no one in attendance. A copy of the public hearing script is included in the board packet for review.

## **Resolution:**

**A Motion was made by Brent Driscoll seconded by Joe Snyder, SECOND AMENDATORY INDUCEMENT RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY APPROVING A SALES AND USE TAX EXEMPTION BENEFIT INCREASE FOR THE GREAT LAKES CHEESE CO., INC., PROJECT, AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT FOR THE GREAT LAKES CHEESE CO., INC., PROJECT AND AUTHORIZING THE AMENDMENT OF ANY RELATED DOCUMENTS.** A roll call of the Board of Directors of the CCIDA was taken, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Ms. Schroder and Mr. Cullen were present. Mr. Buffamante and Mr. Wimer were excused. **Motion Carried.**

## **\*CCIDA Financial Reports:**

**A Motion** was made by Brent Driscoll seconded by Joe Snyder to accept the December 2023 CCIDA Operating Statement as presented to the Board. **All in Favor - Motion Carried.** Mr. Buffamante and Mr. Wimer were excused.

### **\*Income for December 2023: (\$35,255.25)**

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

*-\$ 6,641 Half Administrative Fee: Olean Industrial Park, LLC*

*-\$12,516.25 Project Closing: Kinley Contractors, LLC*

## **\*Executive Directors Reports:**

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

- ✓ We would like to welcome new Board Member Tom Cullen to the Board! Tom will be an excellent addition to the IDA Board with his business background and his position with St. Bonaventure and The Laine Accelerator Program.
- ✓ Attend Olean Business Development Corporation Board Meeting.
- ✓ Meeting with Andy Burr and Tom Cullen regarding Village of Cattaraugus projects.
- ✓ Meeting with Sean Doyle of Hamburg IDA.
- ✓ Meeting with JCC folks and Catt-Allegany Workforce Development regarding NENY.
- ✓ Attend Great Lakes Cheese Public Hearing.
- ✓ I had a discussion/meeting with David Trathen with Holiday Valley regarding a small project they are considering.
- ✓ Had a meeting with Brooks Anderson with Timber Hut about his business.

- ✓ Cattaraugus-Allegany Workforce Development Board partnered with SUNY JCC and Olean Business Development Job Fair – see handout.
- ✓ Small Business Development Information Event – see handout.
- ✓ Met with a WNY Developer who is considering a Commercial project in Ellicottville.
- ✓ Meeting with a business in Ashford relating to a project they are considering with CCIDA.

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

- ✓ **Buffalo Business First:** Article: *“Brewery to take over Hooked site in Williamsville.”*
- ✓ **The Villager:** Article: *“Honoring the Late Edna Northrup.”*
- ✓ **Buffalo Business First:** Article: *“VC fund launches with focus on St. Bonaventure startups.”*
- ✓ **City and State New York:** Article: *“The issue most likely to dominate the 2024 New York legislative session.”*
- ✓ Letter from Congress of the United States House of Representatives dated December 21, 2023.
- ✓ **NYupc.om:** Article: *“New York’s new laws in 2024: Voting reforms, minimum wage, red light cameras, more.”*
- ✓ **CNN Business:** Article: *“From powerhouse to afterthought: US Steel, once a symbol of America’s economic might, set to be sold to Japanese rival.”*
- ✓ **Olean Times Herald:** Article: *“Times Herald compiles Top 10 stories of 2023.”*

**Executive Session:**

**A Motion** was made by Brent Driscoll seconded by Ginger Schroder to go into Executive Session at 12:17 p.m. Mr. Buffamante and Mr. Wimer were excused.

**A Motion** was made by Ginger Schroder seconded by Brent Driscoll to exit Executive Session and return to the regular meeting at 1:18 p.m. Mr. Buffamante and Mr. Wimer were excused.

**A Motion** was made by Joseph Higgins and seconded by Brent Driscoll to adjourn the meeting at 1:20 p.m. All in Favor – **Motion Carried.** Mr. Buffamante and Mr. Wimer were excused.

**\* Next CCIDA Board of Directors Meeting: February 13, 2024 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**