

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**November 14, 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

Mr. Michael Wimer

Mr. Brent Driscoll

**Excused:**

Mr. John Stahley

**CCIDA Staff/Counsel:**

Mr. Corey R. Wiktor, Executive Director CCIDA

Mr. Robert Murray, Harris Beach PLLC Legal Counsel

**Presenters/Guests:**

None

Mr. Buffamante called the meeting to order at 11:18 a.m.

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

A **Motion** was made by Brent Driscoll seconded Joe Snyder by to accept the Board Meeting Minutes from October 17, 2023 as presented to the Board. All in favor. **Motion Carried.** Mr. Stahley was excused.

**\*New Application/Project\***

**1.) – Indus Hotels, Inc.:**

-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 is included to each Board Member in their packet for their review. Mr. Wiktor gave a general overview of the project indicating a room-to-room renovation of the facility and they would like to get started this winter. Mr. Wiktor further indicated the Company has been contacted by a few local contractors so hopefully there will be local laborers and suppliers on the project. The Company will be submitting a more detailed number of travelers, from what states and reasons for travel to the area for CCIDA's records.

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

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

**1.) – 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. A Public Hearing was held on October 21, 2023 at the City of Olean Municipal Building.

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

**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 OLEAN INDUSTRIAL PARK, 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 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. Higgins, Mr. Snyder, Mr. Driscoll, Ms. Schroder and Mr. Wimer were present. Mr. Stahley was executed. **Motion Carried.****

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

A **Motion** was made by Michael Wimer seconded by Ginger Schroder to accept the October 2023 CCIDA Operating Statement as presented to the Board. **All in Favor - Motion Carried.** Mr. Stahley was excused.

Income for November was \$3,000.00 as follows:

- \$1,500.00 Application Fee from Indus Hotels, Inc.
- \$1,500.00 Application Fee from Olean Industrial Park, LLC

*- General update on projects in process; including the Agency has 7 projects in the closing stage as well, which should close in the 4<sup>th</sup> quarter of this year and first quarter of 2024.*

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

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

- ✓ Presentation at Ellicottville BOCES to discuss improving the community and educating students on Workforce Development.
- ✓ Meeting with Bob Forness regarding Olean Business Development Corporation.
- ✓ Meeting with Great Lakes Cheese regarding general update on the project.
- ✓ Attend Economic Development, Planning & Tourism Board Meeting.
- ✓ Conference with Great Lakes Cheese team regarding community outreach.
- ✓ Meeting with developer of potential redevelopment project in Franklinville.
- ✓ Attend tour of Great Lakes Cheese new facility with Cattaraugus County Economic Development, Planning & Tourism staff and guests.
- ✓ Meeting regarding potential new project in Ellicottville.
- ✓ Attend Olean Industrial Park, LLC Public Hearing at the City of Olean.
- ✓ Meeting regarding potential new project in Olean.
- ✓ Conference with Diana Cihak regarding Village of Cattaraugus.
- ✓ Conference regarding potential redevelopment project in Franklinville.
- ✓ Met with an area Developer who is considering a Motel Redevelopment. More to follow.

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

- ✓ **HUFF POST:** *“China Restricts Exports of a Key Mineral, Stoking U.S. Fears About Battery Supply Chains.”*
- ✓ **The Business Council:** *“The Business Council of New York State Announces Statewide Campaign to Urge Albany to Create and Implement Smart, Affordable, and Reliable Energy Policies.”*
- ✓ **Insyte Consulting:** *“U.S. Manufacturing Contraction Persists.”*

**Executive Session:** (Client - Attorney Privilege)

**A Motion** was made by Michael Wimer seconded by Brent Driscoll to go into Executive Session at 12:10 p.m. Mr. Stahley was excused.

**A Motion** was made by Joseph Higgins seconded by Brent Driscoll to exit Executive Session and return to the regular meeting at 1:09 p.m. Mr. Stahley was excused.

**A Motion** was made by Joseph Higgins and seconded by Brent Driscoll to adjourn the meeting at 1:18 p.m. All in Favor – **Motion Carried.** Mr. Stahley was excused.

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