

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

February 13, 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. Thomas Buffamante-Chairman
Mr. Michael Wimer
Mr. James (Joe) Snyder
Mr. Joseph Higgins
Mr. Brent Driscoll
Mr. Thomas Cullen

Excused:

Ms. Ginger Schroder

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)
Mark Kless, Kless Boys Development, LLC
Stephen Hall, Olean Town Centre LLC Legal Counsel
Angelo Ingrassia, Olean Town Centre (via zoom)
Pam Tilton, Town of Farmersville resident
Peter Sorgi, Town of Farmersville Legal Counsel

Mr. Buffamante called the meeting to order at 11:15 a.m.

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

A Motion was made by Brent Driscoll seconded Joe Snyder by to accept the Board Meeting Minutes from January 9, 2024 as presented to the Board. All in favor. **Motion Carried.** Ms. Schroder was excused.

New Applications/Projects

1.)– Kless Boys Development, LLC *(no formal action will be taken at this meeting)*

-Mr. Wiktor welcomed Mark Kless from Kless Boys and indicated he has been working with him for some time now and it has been a pleasure to work with him and his brothers and their businesses. Mr. Wiktor indicated the project has a very unique flavor to it as it incorporates some new facets to Kless Boys and allows a small event space, some car shows, bike shows, a restaurant, roof top dining and a destination draw as it sits right on the tip of Yorkshire so it will be keeping the taxes and jobs there. Mr. Wiktor indicated there is no formal action to be taken at the meeting as a public hearing needs to be conducted and are comfortable with SEQR as it is a new construction. Mr. Wiktor asked Mark Kless to give an overview of the project. Mr. Kless indicated they have a gas station on the corner of Routes 39 and 16 and are at the very north end of the county and capture a lot of customers because of their location. For a while, they have needed to build a store for their customers where they can stop in and get something to eat, things they need and want, but with their own unique flavor on it. He said Kless Boys are into collecting cars, enjoy classics and unique gas and oil so instead of building just a convenience store, they decided if their customers feel as though it was a destination spot, and not just a gas station, they could come from Olean, Hamburg, Orchard Park and other areas. He indicated they are the center of where people go to their hunting camps, the lake or a sporting event and is a pit stop for those people. Mark said are looking for a way to capture customers for more than just a store, something they can remember, and make the community proud.

-Kless Boys Development, LLC has submitted a draft application to the CCIDA for sales tax, mortgage tax and real property benefits related to the development of a 15,000 +/- sq. foot facility located at 12248 Route 16 in the Town of Yorkshire. The facility will be used as a restaurant, convenience store, small event space, upper floor dining, classic car showing (museum of sorts) allowing for cars shows and small events. The project will add new jobs and a unique experience to draw people from multiple counties.

-The Total Project Investment: \$6,500,000

2.) – Olean Town Centre LLC: *(no formal action will be taken at this meeting)*

-Mr. Buffamante indicated Stephen Hall, the Olean Town Centre attorney for the project is here and Angelo is attending via zoom. Mr. Buffamante explained the IDA received a tentative application last year and now have an updated application. Mr. Wiktor welcomed Stephen and Angelo and thanked them for attending and their diligent work for supplying as much information as possible on the project. Mr. Wiktor asked Stephen or Angelo to give a general overview and updates of the project since October. Mr. Hall indicated since the initial application, things have evolved and been clarified over time. Mr. Hall said the property description of the project is important to clarify what they envision, Phase I will comprise of the description outlined on page 3 of his February 7th letter and to make note of they have a contract with a third party developer and that project is not a part of the application they are seeking from CCIDA. Mr. Hall indicated the project is work in progress and will for quite some time and has to be bitten off in pieces and phases. Angelo stated that the project continues to evolve and is progressing and hope to seek the benefits requested to attract more users to the facility and are hopeful they will get there. Mr. Buffamante asked if the project costs from the fall application was around \$20,000,000 - \$21,000,000, what has increased the costs on the new application to rise to \$28,000,000 - \$29,000,000. Mr. Hall stated the overall costs are at \$28,000,000 and in the fall the application was a draft and

they have since then spent more time evaluating the costs. Angelo further indicated that as time goes by, they are getting more insight of what the overall project they think is going to look like and encapsulated all of that where the draft application did not look beyond certain areas. Mr. Higgins asked what are their plans on the mall itself and Angelo responded possible governmental offices, manufacturing if it makes sense, retail and after knocking down the Bon-Ton building and will be putting up more retail space that will face Union Street.

-Olean Town Centre LLC has submitted a revised application and letter to the CCIDA for the redevelopment of the Olean Center Mall which currently is approximately 355,000 square feet. The project will include building of a new structure to adjoin the existing mall structure comprising of a new mall entrance and inline tenant space, improvements and updates to the existing mall structure, building exterior and façade, replacement of the roof system, renovation of the interior building infrastructure. The project will provide new retail and other commercial opportunities. *Discussion and update only-SEQR Update as well.*

-The Total Project Investment: \$9,553,065 - Phase I

***General-Wind Uniform Tax Exemption Policy:**

-Mr. Wiktor indicated letters were sent to all affected tax jurisdictions on January 25, 2024 regarding the amended and revised UTEP for Wind Farm Facility Projects, a copy of the letter was included in to each Board member in their packet. The proposal would update the IDA's Wind UTEP. Mr. Wiktor indicated the IDA first adopted its first wind policy on February 2, 2010 and since then there have been no changes or revisions. The Board expressed to table the Resolution and review at the March 12, 2024 Board Meeting.

-A Motion was made by Brent Driscoll seconded by Joe Snyder to extend the Moratorium for 30 more days. A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Wimer and Mr. Cullen were present. Ms. Schroder was excused. **Motion Carried.**

Resolution from New Application/Project in Process

1.) – Win-Sum Ski Corp.

-Win-Sum Ski Corp. has submitted an application to the CCIDA for sales tax related to the purchase of 30 golf carts, 2 utility vehicles and 3 additional pieces of equipment for golf course operations which will improve the efficiency of the golf course. A Public Hearing was not required as the benefits are under \$99,000.00, as per the Statute.

Total Project Investment: \$304,000

Resolution:

A Motion was made by Michael Wimer seconded by Tom Cullen, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF WIN-SUM SKI CORP., 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) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (iv) AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Wimer and Mr. Cullen were present. Ms. Schroder was excused. **Motion Carried.**

Resolutions from Prior Applications/Projects Modification in Process

1.) – Turbo Machining LLC:

-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. No Public Hearing was required.

Total Project Investment: \$1,019,000

Resolution:

A Motion was made by Brent Driscoll seconded by Joe Snyder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF TURBO MACHINING 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) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (iv) AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Wimer and Mr. Cullen were present. Ms. Schroder was excused. **Motion Carried.**

2.) – Walsh Huskies LLC:

-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. The Cost Benefit Analysis is included to each Board Member in their packet for their review. A Public Hearing was held at the Town of Machias on February 1, 2024.

Total Project Investment: \$3,145,000

-Mr. Wiktor indicated there were about 16 or 17 people in attendance for the Public Hearing and a very respectful group. The original request was for 10 years of no taxes on the 733 acres and he explained to the developer that is impossible for the Agency to do unless there is massive overhaul and support from the Town. The Town was very adamant that they would not support that and proposed PILOT would have to be in accordance with a new development where there is value added, subsequently a new application and SEQR. Mr. Murray indicated they could approve the Resolution for sales and mortgage tax abatement only, omitting the PILOT benefit and he will provide an amended Resolution omitting the PILOT benefit.

Resolution:

A Motion was made by Brent Driscoll seconded by Joe Snyder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF WALSH HUSKIES, 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) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iv) 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 (v) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK 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. Buffamante, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Wimer and Mr. Cullen were present. Ms. Schroder was excused. **Motion Carried.**

***CCIDA Financial Reports:**

A Motion was made by Brent Driscoll seconded by Michael Wimer to accept the January 2024 CCIDA Operating Statement as presented to the Board. All in Favor - Motion Carried. Ms. Schroder was excused.

***Income for January 2024: (\$3,170.00)**

-\$1,500.00 Application fee: Walsh Huskies, LLC

-\$ 110.00 National Fuel-Railroad Lease

-\$1,500.00 Project Closing: Route Two Nineteen LLC

*\$62,500-Received on February 1st was received from Great Lakes Cheese**

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Attend Cattaraugus County Tourism & Economic Development Team Meeting.
- ✓ Attend Audit Committee meeting.
- ✓ Meeting with Olean Business Development Corporation.
- ✓ Attend Cattaraugus BOCES Open House event.
- ✓ Meeting with Good Times of Olean.
- ✓ Meeting with MJ Painting in Olean.
- ✓ Meeting with Paulette of Buffalo Southern Railroad.
- ✓ Attend Walsh Huskies LLC Public Hearing in Machias
- ✓ Meeting with Dave Fenske.
- ✓ Meeting with a local developer relating to a proposed project on a commercial site in the Franklinville area.
- ✓ Meeting with Tom Cullen and Mayor Nagel regarding grants for Cattaraugus.
- ✓ Attend Western Region Corporation monthly meeting.
- ✓ Meeting with Mark Kless on potential new project.
- ✓ Meeting with Rich Schechter of Pyramid Brokerage.
- ✓ Meeting with Great Lakes Cheese to discuss a few future endeavors.
- ✓ Meeting with John Stahley.
- ✓ Meeting with Courtney Curatolo of Small Business Development Center in Falconer.

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

- ✓ **Spectrum News 1:** Article: *“Switch to electric, budget funding and food access: New York Farm Bureau highlights 2024 concerns.”*
- ✓ **Email:** *“The Hottest Markets in America: Olean, NY?”*
- ✓ **Camoin Associates:** Article: *“The Growth, Decline, and Rebirth of the American Shopping Mall: Part 4.”*
- ✓ **New York State Economic Development Council:** Handout: *“2024-2025 Executive Budget Summary.”*
- ✓ **Buffalo Niagara Partnership:** Handout: *“2024 Advocacy Agenda.”*
- ✓ **Olean Times Herald:** Article: *“SUNY JCC recognized by Intelligent.com.”*
- ✓ **Olean Times Herald:** Article: *“Genesee Valley School, Ellicottville Greens partner in grant program.”*
- ✓ **Ellicottville Now:** Article: *“West Valley Demonstration Project Clean-Up Continues.”*
- ✓ **Olean Times Herald:** Article: *“Business Spotlight; New Telemark owners plan boutique motel, restaurant in Ellicottville.”*
- ✓ **Buffalo News:** Article: *“Hochul proposes funding for economic development priorities.”*
- ✓ **Area Development:** Article: *“2023 Top States for Doing Business Meet the Needs of Site Selectors.”*
- ✓ **Fox News:** Article: *“Biden admin issues new natural gas tax in latest fossil fuel crackdown”*
- ✓ **Camoin Associates:** Article: *“Growth, Change Creates Opportunities in Food Manufacturing and Processing.”*
- ✓ **Buffalo News:** Article: *“State awards \$10M downtown revitalization grant to Tonawanda, \$4.5M each to Gowanda and Aurora.”*
- ✓ **Handout:** *Dairy Processing Bootcamp - Great Lakes Cheese*
- ✓ **Spectrum News 1:** Article: *“Hochul lays out ideas to boost dairy farms and support for agricultural workforce.”*
- ✓ **The Villager:** Article: *“CCIDA Spotlight: Pierce Stee Fab. Locally Owned in Olean, Expands to Hinsdale.”*

Executive Session:

A Motion was made by Michael Wimer seconded by Brent Driscoll to go into Executive Session at 12:45 p.m. Ms. Schroder was excused.

A Motion was made by Joe Snyder seconded by Brent Driscoll to exit Executive Session and return to the regular meeting at 1:59 p.m. Ms. Schroder was excused.

A Motion was made by Joseph Higgins and seconded by Joe Snyder to adjourn the meeting at 2:00 p.m. All in Favor – **Motion Carried.** Ms. Schroder was excused.

*** Next CCIDA Board of Directors Meeting: March 12, 2024 at 11:15 a.m.
at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**