

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**March 12, 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. James (Joe) Snyder  
Mr. Joseph Higgins  
Ms. Ginger Schroder  
Mr. Thomas Cullen

**Excused:**

Mr. Brent Driscoll  
Mr. Michael Wimer

**CCIDA Staff/Counsel:**

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

**Presenters/Guests:**

Mrs. Denise D. Veloski, Johnson, MacKowiak & Associates, LLP (via phone)  
Mr. John Borer, Edelweiss Dairy, LLC (via phone)  
Mr. Jason Grubbs, Frazer Lanier (via phone)  
Mr. Rick Miller, *Olean Times Herald* (via zoom)  
Mrs. Pam Tilton, Town of Farmersville resident  
Mr. Peter Sorgi, Town of Farmersville Legal Counsel  
Mr. Jeff Martin, *The Villager Newspaper*

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, Mr. Higgins, Mr. Snyder, Ms. Schroder and Mr. Cullen were present. Mr. Driscoll and Mr. Wimer were excused due to prior business conflicts.

**A Motion was made by Ginger Schroder seconded by Thomas Cullen** by to accept the Board Meeting Minutes from February 13, 2024 as presented to the Board. All in favor. **Motion Carried.** Mr. Driscoll and Mr. Wimer were excused.

**Presentation of 2023 CCIDA/CCCRC Audit:**

-Mr. Wiktor introduced Mrs. Denise D. Veloski, Johnson, MacKowiak & Associates, LLP who gave the audit presentation and overview of the annual audit. Mrs. Veloski indicated CCIDA and CCCRC had a clean report with no management letter issued. The Agency reported its highest income ever recorded in 2023, noting nearly \$150 million dollars in projects in the calendar year as well.

- **CCIDA Audit Committee Meeting Minutes:** An Audit Committee Meeting was conducted on March 11, 2024 at 3:00 p.m. to discuss the DRAFT 2023 Audit. Copies of the minutes of that meeting were included with the Board Packets.
- **2023 – Annual Audit Presentation –** Prepared for CCIDA/CCCRC by the Auditing firm, Johnson, MacKowiak & Associates, LLP. Mrs. Denise D. Veloski gave the 2023 Audit presentation/overview to the members of the CCIDA/CCCRC Board. **(Action Item.)**

**A Motion was made by Joseph Higgins seconded by Thomas Cullen** by to accept the minutes and the annual audit as presented to the Board. All in favor. **Motion Carried.** Mr. Driscoll and Mr. Wimer were excused.

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

**1.) – Edelweiss Dairy LLC (no formal action will be taken at this meeting)**

-Mr. Wiktor introduced Mr. John Borer of Edelweiss Dairy LLC who gave a brief overview of the project.

-Edelweiss Dairy LLC has submitted a CCCRC Bond Application to the Agency for tax exempt financing and mortgage tax benefits related to the building of a new dairy facility to replace their existing, outdated 50-year-old facility located at 10826 Osman Road in the Town of Freedom. The project includes a new 120 stall rotary parlor to milk cows, 4 cattle barns, a manure processing facility to allow recycled bedding for reuse. The project will provide a healthier atmosphere for cattle and a cleaner more efficient work environment for employees.

**-The Total Project Investment: \$32,500,000**

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

**1.)– Kless Boys Development, LLC**

-Kless Boys Development, LLC 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**

**Resolution:**

**A Motion was made by Thomas Cullen seconded by Joesph Higgins, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF KLESS BOYS DEVELOPMENT, 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, NOTIFYING, 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 taken, Mr. Buffamante, Mr. Higgins, Mr. Snyder, Ms. Schroder and Mr. Cullen were present. Mr. Driscoll and Mr. Wimer were excused. **Motion Carried.****

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

-Mr. Wiktor introduced Pam Tilton who expressed her concerns with having the Cattaraugus County Legislature establish support for the IDA to conduct its process should a wind application be received by the IDA. Attorney Peter Sorgi also outlined his remarks and submitted a letter to each Board member their displeasure with that requirement as well.

-In conclusion after much discussion and meetings with the Board and Counsel, CCIDA decided to keep the Agency's current and standing Uniform Tax Exemption Policy (UTEP) relating to Wind, as set. The Agency currently has a \$5,000 PILOT amount per installed MW.

In addition to the PILOT, CCIDA decided to keep the current Wind Policy terms and conditions that are set forth in the Agency's Eligible Project Policy relating to wind energy as well. The Board was supplied a copy of the Resolution that the County Legislature adopted in August of 2018 and its support for the IDA to have the Legislature's support on any submitted applications relating to Wind, should one be received. The Board supports this long-standing Resolution.

**\*CCIDA Financial Reports:**

-Approval of **February 2024** Financial Reports

**A Motion was made by Ginger Schroder seconded by Joseph Higgins** to accept the February 2024 CCIDA Operating Statement as presented to the Board. **All in Favor - Motion Carried.** Mr. Driscoll and Mr. Wimer were excused.

**\*Income for February 2024 (\$82,609.44):**

- \$62,500.00-Great Lakes Cheese Payment**
- \$ 26.44-Electric Rebate**
- \$ 1,500.00-Win-Sum Application Fee**
- \$18,583.00-Indus Hotels Administrative Fee**

**\*Income for March 2024:**

- \$ 961.90-Reimbursement for Railroad taxes**
- \$212,500.00 was received March 4, 2024 for Great Lakes Cheese (last payment)**
- \$100,000.00 will be coming from Cimolai-Hy on March 15<sup>th</sup> (last payment)**

-*General update on projects in process; including the Agency has 4 projects in the closing stage which should close in the 1st quarter of this year.*

**\*Executive Directors Reports:**

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

- ✓ Attend Southern Tier West Meeting.
- ✓ Meeting with Rich Schechter with Cushman Wakefield
- ✓ Met with a property owner of a former manufacturing business to discuss ways we can help the redevelopment of their Business.
- ✓ Met with a local developer who is considering a large commercial project in the Franklinville area.
- ✓ Attend Olean Business Development Corporation Meeting.
- ✓ Attend Western Region Loan Corporation Meeting.
- ✓ Met with a manufacturing company in the north part of the County relating to an expansion and need for new employees and equipment. The IDA did offer our programs and would gladly support this project!
- ✓ Meeting with Bob Forness and Dave Fenske regarding knife project.
- ✓ Attend conference call regarding Olean Town Centre project.
- ✓ Conference call regarding possible CCIDA funded/participation projects.
- ✓ Conference with Great Lakes Cheese relating to project updates.

- ✓ Meeting with Dave Fenske, Richard Zink and Kim regarding knife project.
- ✓ Conference with Ethan Ruot with Pursuit Lending.
- ✓ Meeting with Bob Dingman.
- ✓ Meeting with Angie Mardino, Town of Dayton.
- ✓ Attend Western New York IDA meeting.
- ✓ Attend Kless Boys Development Public Hearing in Town of Yorkshire.
- ✓ Meeting with Frank Bork.

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

- ✓ **The New York State Senate:** Article: *"Senator George Borrello Amendment to Repeal Electric Bus Mandate Voted Down by Senate."*
- ✓ **Government Technology:** Article: *"Breakdowns, Recalls Fuel Skepticism of Electric School Buses."*
- ✓ **New York ISO:** *"2023 Comprehensive Reliability Planning Report."*
- ✓ **Olean Times Herald:** Article: *"Great Lakes Cheese begins packing operations at Franklinville plant."*
- ✓ **Olean Times Herald:** Article: *"Assemblyman Joseph Giglio won't seek re-election in 148<sup>th</sup> District; has served 19 years."*
- ✓ **Spectrum News 1:** Article: *"Rural New York could see surge in evictions over the next 10 years, according to advocate."*
- ✓ **AXIOS:** Article: *"U.S. banks are making it much harder to borrow money."*
- ✓ **CNBC:** Article: *"Here's when the Federal Reserve could cut interest rates in 2024."*
- ✓ **WIVB Buffalo:** Article: *"Thousands of people from near and far travel to Ellicottville to hit the slopes at Holiday Valley."*
- ✓ **Politico:** Article: *"Why a clean energy giant based in Florida is battling a green project in New England."*

**Executive Session:**

**A Motion was made by Joe Snyder seconded by Thomas Buffamante** to go into Executive Session for Attorney/Client privileges at 12:30 p.m. Mr. Driscoll and Mr. Wimer were excused.

**A Motion was made by Thomas Buffamante seconded by Joe Snyder** to exit Executive Session and return to the regular meeting at 1:14 p.m. Mr. Driscoll and Mr. Wimer were excused. For the official record, no action was taken in the Executive Session.

**A Motion was made by Joe Snyder seconded by Joseph Higgins** to adjourn the meeting at 1:15 p.m. All in Favor – **Motion Carried**. Mr. Driscoll and Mr. Wimer were excused.

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