

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

May 14, 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. Joseph Higgins
Mr. James (Joe) Snyder
Mr. Thomas Cullen

Excused:

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

CCIDA Staff/Counsel:

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

Presenters/Guests:

Mr. Jonathan Epstein, *Olean Times Herald* (via zoom)
Ms. Crystal Abers, *Cattaraugus County Economic Development, Planning & Tourism*

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, and Mr. Cullen were present. Mr. Driscoll, Mr. Wimer and Ms. Schroder were excused.

A Motion was made by Joesph Higgins seconded by Thomas Cullen to accept the Board Meeting Minutes from April 9, 2024 as presented to the Board. All in favor. **Motion Carried.** Mr. Driscoll, Mr. Wimer and Ms. Schroder were excused.

Application in Process/Project in Process

1.) – Win-Sum Ski Corp.

-Mr. Wiktor indicated he had a few calls of support on the Win-Sum project.

Win-Sum Ski Corp. has submitted an Application to the Agency for seeking NYS sales tax abatement (ONLY) relating to various upgrades and improvements on equipment purchases to increase the efficiency of the resort, which include: Snowmaking guns, snowmaking pipeline, renovations to the Inn, technology projects, new pickle ball court, etc. A 4-season capital reinvestment project.

-A Public Hearing was held at the CCIDA Office on April 26, 2024 at 10:00 a.m. There was no one in attendance. Minutes of the Hearing were included.

-The Total Project Investment: \$2,459,120

Resolution:

A Motion was made by Joseph Higgins seconded by Joe Snyder, 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 and Mr. Cullen were present. All in Favor - **Motion Carried.** Mr. Driscoll, Mr. Wimer and Ms. Schroder were excused. *(Mr. Buffamante stated his firm does business with Win-Sum Ski Corp.; however, he has no financial interest in the Company or this particular project.)*

Project Update

1.) – MJ Painting Contractor Corp.

-Mr. Wiktor indicated as an update on the MJ Painting project, it has taken two full construction seasons, which is very common, to remediate the land and the cost increased significantly on the clean-up which is paid for by Exxon Mobile so it is not part of the expenditure of the company. Mr. Buffamante indicated it is a brownfield site. Mr. Wiktor indicated they are going to start construction this Summer and the project has been scaled back a little but his employment numbers continue to escalate and knowing the cost to remediate the land, interest costs, and construction costs feels the benefits are very justified. Mr. Wiktor indicated there is no formal action to be taken by the Board as the formal action was taken on the project back 2021. Mr. Buffamante asked if the benefits are all the same and Mr. Wiktor indicated yes, all the benefits are the same and another public hearing is not needed.

-MJ Painting Contractor Corp. submitted a *revised* Application to the Agency seeking NYS sales tax abatement, real property tax exemption and mortgage tax exemption relating to the construction of 2 mechanic bays, a truck wash bay, 6 storage bays, a salt storage building, a fuel station and an office and storage building totaling approximately 8,256 square feet located at 350 Franklin Street. The original project was approved in late 2021.

-The Total Project Investment: \$1,733,500

***RevRail and Rail Spur in Cattaraugus Update:**

-Mr. Wiktor gave a brief update on the proposed RevRail Rail Bike project in the Village of Cattaraugus. He indicated a letter was sent to Bob Dingman indicated they are exercising the option in the contract that allows a 60-day window to notify for use of the spur line from Dayton to Cattaraugus. The project is predicated by work done by Tom Cullen, the Village of Cattaraugus, the County of Economic Development and various business officials as well. There has been a lot of momentum within the Village since late 2021. Mr. Wiktor indicated Mr. Dingman did sign the letter on May 1, 2024 and he met with him and explained the plan is to utilize that line as a County asset as it will help not only the Village of Cattaraugus but induce further tourist destinations, further stays, further dollars and tie into the rail in Gowanda and other parts of the County. Mr. Wiktor indicated good things are happening and he will keep the Board updated as he has had several meetings with the proposed contractor to redo that section of the line which is just under 3 miles. Mr. Wiktor asked Mr. Cullen to give a brief history of the Village which lead to this project.

-Mr. Cullen indicated Historic Cattaraugus Corporation, through a non-profit, was given a grant by New York State to revitalize the Hotel so they did the feasibility study which essential came back to say it financially could work, but would like to fill in the Village first. In the last twelve months, five businesses have opened up in the Village, there is good momentum and the rail bikes draw between 10,000-50,000 people at their other locations. Mr. Cullen indicated they recruited the rail company to come and there are positives for the community to have them. Mr. Wiktor indicated what a great job they have done and Mr. Higgins congratulated them.

***CCIDA Financial Report:**

-Approval of **April 2024** Financial Reports
-Asset account updates relating to the IDA's CD/Asset Account Program at CCB.

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

***Income for April 2024 (\$1,500.00):**

-\$ 1,500.00- Win-Sum Ski Corp. - Application Fee

***Income for May 2024 (\$57,250.00):**

-\$56,250.00- Great Lakes Cheese Payment
-\$ 1,000.00- Edelweiss Dairy Application Fee

-General update on projects in process; including the Agency has 4 projects in the closing stage which should close in the 2nd quarter of this year.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Meeting regarding potential commercial project in Olean with a WNY Developer.
- ✓ Meeting with Dave Fenske regarding potential knife project.
- ✓ Meeting regarding potential commercial project in Ellicottville.
- ✓ Attend ECIDA meeting.
- ✓ Met with Nick Ferrari at Field of Dreams relating to a new project. More to come with a June application.
- ✓ Phone meet with Commercial Realtor Dave Seider, Cushman Wakefield, relating to two commercial buildings in Cattaraugus County along with possible new tenants.
- ✓ Meeting regarding potential commercial project in Franklinville.
- ✓ Attend Cattaraugus-Allegany Work Force Development Board Meeting.
- ✓ Meeting with John Lingos regarding potential project in Ashford.
- ✓ Meeting with Andy Burr.
- ✓ Meeting with TimberHut relating to a possible project.
- ✓ Meeting with a Developer who is considering a project in the Franklinville Area.
- ✓ Meeting in Cattaraugus on RevRail project.
- ✓ Meeting regarding potential commercial redevelopment project in Olean.
- ✓ Discussion with the Town of Machias Town Supervisor Josh Dusterhaus relating a proposed Solar Project.
- ✓ Meeting with Hans Epprecht, Heidi Epprecht and Matt Wilkinson regarding general updates on the Great Lakes Cheese project.

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

- ✓ New York State Economic Development Council: 2024-2025 State Budget. Please see the handout for Budget highlights.
- ✓ **BNP Government Affairs:** Article: “*Advocacy Alert: NYS Budget - What’s In & What’s Out.*”
- ✓ **Buffalo Business First:** Article: “*Ski resort invests \$2.50M to bolster four-season business*”.
- ✓ Handout: Cattaraugus-Allegany Workforce Development Board Job Fair

- ✓ **Olean Times Herald**: Article: “*Jobless rates in Cattaraugus, Allegany counties dropped in March*”.
- ✓ **Olean Times Herald**: Article: “*Cattaraugus, Allegany counties see higher sales tax receipts in March; cities see lower*”.
- ✓ **Olean Times Herald**: Article: “*Olean Common Council mulls funds to study moving senior center, youth rec to Olean Center Mall*”.
- ✓ Announcement: *RocketCup Coffee opens second location in Olean!*

Executive Session:

A Motion was made by Joe Synder seconded by Joesph Higgins to go into Executive Session for Attorney/Client privileges at 12:50 p.m. All in Favor – **Motion Carried**. Mr. Driscoll, Mr. Wimer and Ms. Schroder were excused.

A Motion was made by Joseph Higgins seconded by Joe Snyder to exit Executive Session and return to the regular meeting at 1:29 p.m. All in Favor – **Motion Carried**. Mr. Driscoll, Mr. Wimer and Ms. Schroder were excused. For the official record, no action was taken in the Executive Session.

A Motion was made by Thomas Cullen seconded by Joesph Higgins to adjourn the meeting at 1:30 p.m. All in Favor – **Motion Carried**. Mr. Driscoll, Mr. Wimer and Ms. Schroder were excused.

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