

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

July 16, 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. Brent Driscoll
Ms. Ginger Schroder
Mr. Thomas Cullen

Excused:

Mr. Michael Wimer

CCIDA Staff/Counsel:

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

Presenters/Guests:

Mr. Rick Miller, *Olean Star*
Mr. Bob Clark, *Olean Times Herald* (via zoom)
Peter Sorgi, Legal Counsel for Town of Farmersville
Pam Tilton, Citizen of Town of Farmersville
Sean Perry, Invenergy/Alle-Catt Wind Energy, LLC
Daniel Spitzer, Hodgson Russ Legal Counsel for Invenergy/Alle-Catt Wind Energy, LLC

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

A Motion was made by Brent Driscoll seconded by James Snyder to accept the Board Meeting Minutes from June 11, 2024 as presented to the Board. All in favor. **Motion Carried.** Mr. Wimer was excused.

Mr. Buffamante stated they have a very lengthy Agenda and do need to have an Executive Session at the end.

New Applications

1.) – Alle-Catt Wind Energy, LLC

-Mr. Wiktor indicated Alle-Catt Wind submitted an Application to the Agency last week which was reviewed and also sent to the Cattaraugus County Legislature which is included your packet together with a list of the land owners in participation, a copy of CCIDA's wind PILOT from the UTEP as well as a breakdown of how a PILOT would look, proposed, if granted. Mr. Wiktor indicated Dan Spitzer and Sean Perry from Invenergy/Alle-Catt are in attendance. Mr. Wiktor asked Mr. Spitzer and Sean to give an overview to the Board. Sean Perry introduced himself to the Board and indicated he works for Alle-Catt Wind Energy and the project has been in development for a significant amount of time in Cattaraugus, Allegany and Wyoming counties. The project has been permitted by the Department of Public Service and the State of New York for up to 83 wind turbines in the Towns of Freedom, Farmersville, Arcade, Rushford and Centerville with a 10-mile transmission line with a point of inter-connection in the Town of Yorkshire. They have completed the permit process with the State for Article 10 for the construction of the wind farm itself and in December of last year they completed their permit process for Article 7 for the transmission facility. Sean indicated they are here today to share updated numbers for turbines and supply costs and like most projects that are going on, they are seeing cost increases across the board in supply chain, labor, fuel, materials so the costs are reflective of the most updated figures. Sean indicated they have contracted with The Wesson Group from Johnstown, New York for their general contractor for the wind farm and O'Connell Electric out of Rochester for construction of the substation, t-line and connection. Sean indicated in terms of a timeline, they are starting site preparation activities at the O&M building this month and anticipate the tree clearing window in March of later this year and would start other operations in April 2025 which will be just over a two-year construction time line so currently they are projecting their COD to be December of 2026 and fully coming online in 2027. Mr. Higgins asked if we had letters of approval from the community and Mr. Wiktor indicated he believes he has two emails that he would have to dig out but Pam is the Town Supervisor and Dustin Bliss who was on a few of the zooms back in February and March have expressed their support and he could certainly ask for letters in support. Mr. Sorgi indicated the Towns have Resolutions from over a year ago and could provide those. Mr. Buffamante asked if we needed something in writing from the County or if they verbally gave the go ahead and Mr. Wiktor indicated he included in the board packet a couple of emails from the County Attorney's Office. Ms. Schroder indicating the only questions that have come up since the application was submitted is the fact that she thinks there is a belief both from leaseholders and from town officials that the project was going to happen without IDA assistance, that was the understanding all along and she notices in the application it states the project is not financially viable without IDA inducements. Ms. Schroder asks if that is the truth. Sean stated in terms of whether or not the project is financially viable, it is with us with; however, the actual layout of the project would change depending on if financial assistance was delivered from the Cattaraugus County IDA. Sean indicated they have PILOT agreements in place with Allegany and Wyoming counties at this point, as well as host community agreements with all five Towns, and should the IDA choose not to grant financial assistance to Alle-Catt, then the layout would change. Ms. Schroder asked how it would change and Sean indicated it would be smaller and potential shift to Allegany and Wyoming county sites. Ms. Schroder asked if they agree that this is a shift from what the developer has been saying all these years and Mr. Spitzer said no, as these things are not locked in as terms of costs and the application presented stated that absent those benefits, the project is not going forward. Mr. Spitzer said the project could go forward without the benefits on a smaller scale and if Cattaraugus County wants to

leave itself out of the benefits and the Towns do not want any of the money, then it is a possibility. Mr. Spitzer said the thing that would change the most is the host community agreements with the Towns. Ms. Schroder stated the host community agreements are dependent upon a PILOT and Mr. Spitzer agreed yes, the host community agreements are hand and hand with the PILOT and a host community agreement and CCIDA requires a host community agreement with a PILOT as most IDAs do and the company has a requirement to give a benefit to the communities and the host agreement disappears if there is no IDA agreement. Ms. Schroder stated that is her point, as a host community agreement is tied to an IDA PILOT for 5,000, but it could be over 5,000 but the benefits decrease to the town and right now under the current taxing scheme, the towns are really cheated under the New York State model so the way to get the Towns any money is through this vehicle. Mr. Spitzer stated to look at this year's model as they update the model every year and this year the model is more favorable. Mr. Spitzer indicated they see a lot of smaller solar projects stop going to the IDAs as what they are doing is more and more host agreements as opposed to PILOTS. Ms. Schroder stated she also noted in the application there was not necessarily a commitment to use of local services, what about local construction as we want local people on the project as the project that was built in Arkwright had a significant amount of out of state labor brought in to build that project despite promises by the developer that they were going to use local labor so what is your position on that? Sean replied it certainly is their intent to secure local materials and local labor as much as possible as they have been in contact with several unions in the area, their general contractor, The Wesson Group, has already began to secure gravel for the O&M site using local materials from Cattaraugus County and trying to do that as much as possible for cost purposes and as far as terms of local labor requirements, they have reviewed the local labor requirements and will share with their general contractor and their instructions are written into their contract to use as much local labor as possible and if they run into a scenario where they cannot use local labor, they are to provide them with rationale of why they could not provide local labor or procure local labor. Sean further stated after being in contact with local unions there are a lot of projects going on and they have told us they will have some shortages as they work on the Micron, the Bills Stadium and other projects in the area but it is written into their contracts that they have to get construction workers locally as much as possible. Mr. Spitzer stated the hardest part is finding workers and they pay prevailing wages on everything as required on the State level but their biggest concern hiring locally is if they can find the workers locally. Mr. Wiktor stated that was a question he had as the IDA ran into this a little bit with solar companies is meeting with the companies would state they were going to use local workers and then it not happening as gravel was being bought in Pennsylvania and he would propose in language to the Board, if supported, is an opportunity for a job opening forum or to meet with the general contractor and the IDA as well. Mr. Wiktor stated if the IDA could help sponsor a job event in Freedom, Farmersville or wherever needed, he would like to do and Sean stated he agreed as it would make their life easier. Mr. Buffamante asked how many construction jobs they anticipate over the 2 or 3 year period and Sean responded around 400 construction jobs. Mr. Wiktor asked that would be 2 seasons or a full year and Sean indicated they have a small shut down during December, January and February; however, in the first winter season they will have a lot of jobs for the tree clearing, but then from April to November of 2025 as well of April to November of 2026 that will be the big construction season. Mr. Snyder asked what the height of the turbines are at this point and Sean responded 591 feet to tip height. Sean indicated the general trend in the industry has been going bigger as now the units are going to be 4.5 mega-watt capacity per tower. Mr. Driscoll asked how many towers and Sean replied 83 permanent sites for the whole project with 50% of the generation would be in Cattaraugus County. Mr. Murray asked if the costs in the application represent the costs for only for Cattaraugus County and Sean replied yes, that is correct. Mr. Snyder asked if there would be any training for local first responders as he thinks it needs to be part of the contract as sometimes the turbines catch on fire, break and fall down. Mr. Spitzer stated he thinks there is plans within the permits that actual require that, but they are all in on that as there are no developers he knows that do not want first responders to be trained. Sean stated one of their compliance filings is developing an emergency response plan and it is built into their permit. Mr. Driscoll asked if there is insurance and liability requirements and Mr. Spitzer said yes, it is taken care by the lenders and anyone else on the hook and the IDA is to be named as additional insured and Mr. Wiktor stated it is the first thing we do is verify insurance and are indemnified as well with language that is built in. Mr. Murray asked if any of the turbines are located on agricultural district lands and Sean responded yes, there are several turbines that are on agricultural district lands

as part of the Article 10 process and the Ag and Markets has to sign off basically saying they mitigated their impact on the land as much as possible and remediation efforts that need to be maintained when they finish construction in order to restore the site. Mr. Driscoll asked if there was a bond set up for decommissioning and Sean stated yes, there is and the amount is set by the State and he believes they update that every year or every two years. Mr. Driscoll further asked if we get updated as to whether the bond is still existing and Mr. Wiktor said yes, once a year. Mr. Spitzer indicated he believed the individual host agreements also have decommissioning language. Mr. Buffamante stated the application has costs listed at just over \$618 million and but the detail only adds up to about \$442 million, has that been corrected and Sean stated he had not had a chance to respond to Mr. Wiktor's email but it is missing \$180 million for utilities, roads and other infrastructures and Mr. Wiktor asked Sean to address, re-submit, sign and recast to the Board. Mr. Buffamante asked the Board if they would allow to move forward with a public hearing and looking for a general consensus to move on to the next step which would be the public hearing. Mr. Spitzer indicated there would actually be 3 public hearings as it is structured in 3 Towns so technically in Farmersville, Yorkshire and Freedom. Mr. Murray indicated to Mr. Spitzer to make it clear which Towns would require the public hearings. Ms. Schroder asked if the leasehold in the Town of Machias was eliminated and Sean indicated yes, that is correct as they had a proposed access road in the Town of Machias but with their amendments last year with the State, they eliminated that access road. Mr. Spitzer indicated his understanding is the sales tax benefit is for all 3 towns, but the real estate tax benefit is in the Towns of Freedom and Farmersville. Mr. Murray asked if there would be mortgages and Mr. Spitzer said yes, they are still bidding out who is going to be the lender and sees a series of closings, a sales tax closing as they don't need the real property exemption the first year and a mortgage closing. Mr. Wiktor indicated he would work with the County leadership to update them. Mr. Murray indicated he would prefer to have the assessor create separate tax lots and Mr. Spitzer responded that is what he wants to see as well as it makes it so much easier. Mr. Wiktor thanked everyone for coming today and the update. Mr. Buffamante also thanked them for the application and for coming today as they were very helpful. Mr. Spitzer asked Mr. Wiktor if he thought they should give presentations at the public hearings and Mr. Wiktor indicated yes, as it is a unique project to the IDA. Mr. Driscoll recommended the company put up a site map to show where the sites, roads and power station will be for the public to review as well as picture of what the towers will look like. Sean agreed to provide those items. Mr. Spitzer and Sean then left the meeting. Mr. Wiktor indicated he will advise the County of the updates and await the next steps. Ms. Schroder indicated she thinks they will be shocked to learn the project will not move forward without the IDA inducements which now means the IDA is now bringing the project to the County and she is furious. Ms. Schroder said now the IDA is going to have to hold the ball for the project and be responsible for the fact the project is here and since 2017 the company has told the Towns and the leaseholders the project is happening with or without the IDA's assistance as they knew about the IDA's pronouncement from the Legislature from 2018 so they said the project would happen either way and there are leaseholders who only signed because they were told the project was going to happen and they might as well get some money for it. Ms. Schroder further indicated she publicly committed to supporting to the submission of the application on the grounds that the project was happening anyway and rather than the Towns getting hurt financially by the taxing scheme that the State budget passed, we were going to help the Towns through problems they created themselves by entering into host community agreements that were secured by the PILOT. Farmersville and Freedom's host community agreements are 100% dependent upon a PILOT being issued by the IDA and if a PILOT was not issued, no payments would be made to the Towns and the developer would have no incentive to come to the IDA because they already got a better taxing scheme from the State and now we are being told something completely different and Ms. Schroder asked if everyone at the table was not really angry about this as we are now going to be the owners of the project. Mr. Wiktor stated that was a great point. Mr. Driscoll stated what he heard was a little different and what he understood was the project would go forward, but on a smaller scale and Ms. Schroder and Mr. Wiktor replied it would not go forward in our County and Ms. Schroder said we are now responsible to bringing this project to our County and it's a rope-a-dope. Mr. Wiktor indicated what we will require are letters from the Towns as much as we can. Mr. Snyder stated all the Towns around this project have to live with the project and a big chunk of the project needs to be with those elected officials so letters from the Towns and Legislatures would be needed stating whether they are for or against the project. Mr. Wiktor agreed and said some form of Resolution stating whether they want to proceed or not. Ms.

Schroder said she wondered what the project would look like without the IDA inducements as we should have a right to know that and what this developer has done all along has been very cagey about what this project is going to look like, not telling us what the models are for the turbines, where they are going to be located, first it was 116 turbines and now it's down to 83 turbines, they have gone up in size, and it is frustrating that a community cannot know what a project is going to be and the State will give a certificate of operation to a project without ever having to layout what the shadow flicker is going to be, how long the wind turbine blades are going to be as it's approved on one basis and then the developer is allowed to change it so now all the information they submitted is going to change as it is a new model of turbine they are talking about as it's a larger model with longer blades. The question was asked if SEQR was entered into at this point Mr. Murray indicated there is a negative declaration and the next step would be to make a consistency designation as we would have to make our own negative declaration. Mr. Murray stated if the project described in the application is not different than what is in the SEQR documents and forms then we could take comfort that it is consistent. Mr. Wiktor indicated if the findings are grossly different, then the SEQR process would need to be started over. Mr. Buffamante asked Ms. Schroder if the project is different in the application than the SEQR they can still put a larger turbine in? Ms. Schroder responded she has concerns about it as when they received their certificate of operating need it was based upon for instance the State says they cannot exceed 30 hours of shadow flicker with the 3.2 and now there are longer blades with more shadow flicker and there is no study on that and we were upset on the study that was done on the 3.2 and now no study has been done on the 4.8, 5.2 or whatever the turbines are going to be and the same goes for the noise. Ms. Schroder further indicated even the Attorney General said this project was fined for violating the code of conduct for developers in the State of New York because they had direct financial relationships with the Towns that passed the wind laws that now allow this project happen as those people had leases and they sat on the Town Boards and it is outrageous and now think about what we are going to look like as we are the people bringing this project to the floor. Ms. Schroder stated the application should have said the company is seeking benefits because without the benefits, the Towns won't get any money because of the way the Towns negotiated their host community agreements, instead the company is saying we are not going to do this project unless you give us this money so where does that leave us because that is not how it has been represented. Mr. Higgins asked if one of the Towns was the lead agency and Mr. Wiktor indicated it is the Town of Farmersville for all the Towns as there can only be one lead agency. A question was asked if the County agreed to move forward as there was reference to emails or letters from the County Attorney and is that how the IDA got involved. Ms. Schroder indicated it is her understanding the Legislature has asked the IDA to move forward because they were of the opinion, or belief that this project would still happen and we were saving the Towns and now the way she reads it is we are going to be responsible for this project. Ms. Schroder stated she thinks this project is the worst thing that could happen to this County and she has said it all along but if it was going to happen, she wants to make sure the Towns get every penny that is coming to them despite them negotiating a host community agreement dependent upon a third-party agency of which they had no control. Mr. Buffamante stated we asked for a bunch of things such as helping find local labor and local contractors and he thinks we need to get that all in writing and Mr. Wiktor agreed and said we will want to have some sort of claw-back agreement to see who was interviewed, who submitted bids and have that put in our documents. Ms. Schroder asked for the company to tell us what the project will look like without the inducements and Mr. Wiktor agreed. Mr. Buffamante stated our next step would be to get something from the Legislature and Mr. Wiktor agreed that we will need to secure that written document of support or acknowledgement to proceed and we do have them from the Towns of Farmersville and Freedom from 2022 so we will need to get those updated. The question was asked if there was any deviation and Mr. Wiktor stated no as technically it is a 15-year PILOT with a \$5,000 installed compacity. Mr. Wiktor thanked the Board and indicated he would keep them apprised as we hear from the County.

-Alle-Catt Wind Energy LLC has submitted an Application to the Agency seeking NYS sales tax, mortgage tax and real property tax abatement relating to a wind power project consisting of up to 83 wind turbines with a maximum generating capability of approximately 340 MW. Thirty-eight of the turbines will be located in Cattaraugus County in the Towns of Farmersville and Freedom. The project also includes buried electrical cables, pad-mount transformers, access roads, electrical substation, permanent meteorological towers, microwave tower, identiflight towers, aircraft detection lighting systems, O&M building and associated improvements. *Please note: The Agency is working with Counsel with respect to the SEQR, as the IDA is an involved Agency. No Official action will be taken on this proposed project. We will discuss possible next steps (ie. SEQR, Public Hearing, etc.).*

-The Total Project Investment: \$618,874,498

2.) – Olean Town Centre, LLC.

-Mr. Wiktor indicated Olean Town Centre capsulated a new, revised application and revised letter which is more concise and clearer, Angelo switched attorneys and is using Brandon Cottrell from Hodgson Russ. Mr. Wiktor asked what the Board's support would be to bring what we have counter offered, to be the 14 year PILOT which would be a deviation of our adaptive reuse that would mirror our brownfield PILOT, so years 1-10 is 100% abatement then it scales 20, 40, 60, 80 for next for years on only value added so we are not removing anything from the tax base or affecting it in that way, it's only on if he is to build on new value to the site that the PILOT would be applicable. Mr. Wiktor stated all he is asking of the Board is to allow him to take it to a public hearing in the City of Olean and then bring it back to the Board for discussion, review and questions. Mr. Wiktor stated there was no support for the projects initial PILOT request and terms so we looked at our brownfield and we would deviate from our adaptive reuse policy and use those schedule of benefits as well as sales tax and mortgage tax incentives. Mr. Snyder indicated he is a hard no. Ms. Schroder indicated she is a hard no. Mr. Snyder stated the assessment is still unfair and the PILOT ends up being a 19 year and not a 14 year as it has a 5-¹ year timeframe start date. Mr. Murray stated as an example if the company did well in year 2, the company could ask for the PILOT in year 2 and then it would only be 15 years. Mr. Snyder stated he is less concerned about the PILOT and value added than his is about the assessment as it is simply unfair as the mall was assessed at \$4 million and this guy paid \$6 million on the county records and talked the City assessor into brining the assessment down to \$450,000, a 90% reduction that pushes around about \$190,000 a year of property tax onto everyone else and the Pizza Hut down the street is assessed at the same \$450,000 as the mall property is and it is very unfair and the company has asked us to bake that into the terms of the PILOT. Mr. Buffamante stated the City indicated they are not going to change the assessment and Mr. Snyder said he is a no and Ms. Schroder said then the City should not expect to get our inducements. Mr. Snyder further stated he doesn't even think it is legal as if you look at the State law on real property taxes, they are supposed to be spent fairly and it clearly is not fair. Mr. Higgins stated perhaps the mall is such a mess that it is really only worth that much and Ms. Schroder stated then why did he pay \$6 million for it. Mr. Snyder stated if you explain this assessment to anyone in Olean, they will get mad about it so until they fix the assessment, he is a hard no. Ms. Schroder stated if the City wants the project so bad then they need to do right by the tax payers. Mr. Buffamante stated all he is asking to move it to a public hearing stage, not to approve the project. Mr. Snyder and Ms. Schroder both said they are a no. Mr. Buffamante asked to go around the table and get a roll call vote to move it to a public hearing. Mr. Wiktor asked the Board what they would like him to do as he has exhausted every opportunity. Ms. Schroder indicated it's not that they are not in support of the project as that area needs to be developed, but it needs to be done fairly and not have some tax payers bear more of the burden than others so why doesn't the city work with the assessor to get the value up so people are not being detrimental. Members of the Board asked to obtain the documentation from the assessor to understand how the assessed value was determined and they will revisit at the next Board Meeting.

-Olean Town Centre LLC has submitted a revised letter and Application to the Agency seeking NYS sales tax, mortgage tax and real property tax abatement relating to 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. A REVISED Application and overview letter is included in your Board packet. *Please note: The Agency is working with Counsel with respect to the SEQR, as the IDA Lead Agency. No Official action will be taken on this proposed project. I would ask the Board to discuss possible next steps (ie. Public Hearing, etc., should the Board see fit to set a date).*

-The Total Project Investment: \$40,229,315

Resolutions from Prior Applications/Projects in Process

1.) – North Park LLC/North Park Innovation Group, Inc.

-North Park LLC/North Park Innovation Group, Inc. has submitted an Application to the Agency for seeking NYS sales tax, mortgage tax and real property tax abatement relating to the construction of an approximately 3,000 - 10,000 square foot addition to the current 12,500 square foot facility that was constructed in 1991 located at 6442 NYS Route 242 E., Ellicottville, NY. The new addition will allow for the needed expansion and growth of the company, which includes retained employment and net new hires as well. *A copy of the cost benefit analysis is included in each Board Member's packet.*

-The Total Project Investment: \$770,000.

Resolution:

A Motion was made by James Synder seconded by Joseph Higgins. RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF NORTHPARK ELLICOTTVILLE LLC, NORTH PARK INNOVATION GROUP, INC., 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 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, Mr. Driscoll, Ms. Schroder and Mr. Cullen were present. Mr. Wimer was excused. **Motion Carried.**

2.) – QSKI, LLC

-QSKI LLC has submitted an Application to the Agency for seeking NYS sales tax, mortgage tax and real property tax abatement relating to the construction of an approximately 9,000 square foot mixed use building located at 41 Washington Street in the Village of Ellicottville. The project will have ground floor retail, up to 2 suites, and 5 upper floor units of housing.

-The Total Project Investment: \$2,000,000.

Resolution:

A Motion was made by Brent Driscoll seconded by Ginger Schroder. RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF QSKI, 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 MORTGAGE RECORDING TAX EXEMPTION BENEFIT FOR FINANCING RELATED TO THE PROJECT; AND (vi) 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, Ms. Schroder and Mr. Cullen were present. Mr. Wimer was excused. **Motion Carried.**

-Mr. Buffamante indicated he wants to have a discussion as he thinks we have been inconsistent with our policies about not extending a PILOT to QSKI LLC and we need to look at our policies so we do not pick and choose what projects get PILOTS and what projects do not. Mr. Buffamante indicated he wanted to mention that and he will bring it back up a future meeting. Mr. Wiktor stated that was a good point and what he would like to do is with our adaptive reuse and commercial PILOT, in the aspect of housing, revise and update it to make sure housing is addressed. Mr. Wiktor stated he would like to analyze the UTEP more in regards to housing as it is somewhat new to the IDA and wants to make sure our policy is not too rich or not encompassing of housing.

Project Update

***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. Things are moving good and rehab work on the should commence by August 1st. RevRail is looking to rail bike events in mid-September. Mr. Cullen also gave an update on the projects within the Village of Cattaraugus that coincide with the RevRail project.

***CCIDA Financial Report:**

A Motion was made by Brent Driscoll seconded by Thomas Cullen to accept the June 2024 CCIDA Operating Statement as presented to the Board. All in Favor - **Motion Carried**. Mr. Wimer was excused.

Income for June 2024 (\$8,722.46):

- \$ 1,500.00 - GSPP 4578 Felton Hill Road East - Application Fee
- \$ 1,500.00 - GSPP 4578 Felton Hill Road West - Application Fee
- \$ 1,500.00 - North Park Ellicottville - Application Fee
- \$ 4,200.00 - Refund from ERC Specialists
- \$ 22.46 - American Power and Gas rebate

***Income for July 2024 (\$3,000.00):**

- \$ 1,500.00 - QSKI, LLC - Application Fee
- \$ 1,500.00 - Alle-Catt Wind Energy LLC - Application Fee

- **Update:** Relating to CCIDA Asset Account balances, terms and rates. (*Update sheet is within board packet*).

- *General update on projects in process; including the Agency has 6 projects in the closing stage which should close in the 3rd quarter of this year.*

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Meeting with Kinley Construction on updates to project.
- ✓ Meeting with Andy and Scott regarding RevRail updates.
- ✓ Meeting with Mayor Burrell and Brad Lockwood regarding cutlery development project.
- ✓ Presentation for Leadership Cattaraugus in Ellicottville.
- ✓ Meeting with Sean Doyle of Hamburg IDA.
- ✓ Meeting regarding EPL Funding for Brownfields.
- ✓ Meeting with Rich Schecter.
- ✓ Meeting with Mike John relating to his project.
- ✓ Meeting with Congressman Langworthy, event.
- ✓ Meeting with developer on possible project in Mansfield.
- ✓ Attend Cattaraugus-Allegany Workforce Development Board Meeting.

- ✓ Meeting with Pete Sorgi and Jason Schwab on possible project.
- ✓ Meeting with Mike Higgins and John Stahley on possible project in Olean.
- ✓ Attend Cattaraugus County Economic Development Meeting in Little Valley.

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

- ✓ **Olean Times Herald:** Article: *“Workforce a key factor in Great Lakes Cheese’s commitment to area”*.
- ✓ *CCIDA Letter of Support for Village of Franklinville T-Mobile Hometown Grant.*
- ✓ *Update and overview of our Cattaraugus County Economic Development Team working on a funding support from the Ralph Wilson Foundation. Please see the packet included in your Board packet for review and full details. This would be a great win for the County!*
- ✓ **Olean Times Herald:** *“Right Thinkers panel sees successful farming as security issue”*. Excellent recap of the meeting and roundtable!
- ✓ **The Villager:** *“Pour Taproom Ellicottville Business Expands to Former Cadillac Jack’s Location”*. A recent IDA project that will now be complete with a new unique dining experience.
- ✓ **Buffalo Niagara Partnership Government Affairs Advocacy Alert:** *“Region Wins Tech Hub Funding”*.
- ✓ **Harris Beach Memorandum** *“Proposed Amendments to Brownfield Cleanup Program – Prevailing Wage”*.

Executive Session:

A Motion was made by Brent Driscoll seconded by Joseph Higgins to go into Executive Session for Matter of Personnel at 1:10 p.m. All in Favor – **Motion Carried**. Mr. Wimer was excused.

A Motion was made by Joseph Higgins seconded by Thomas Cullen to exit Executive Session and return to the regular meeting at 1:59 p.m. All in Favor – **Motion Carried**. Mr. Wimer was excused.

A Motion was made by Brent Driscoll seconded by Thomas Buffamante, Joseph Higgins, James Snyder, Ginger Schroder and Thomas Cullen to increase Corey Wiktor’s salary to \$135,000, effective January 1, 2024 and approve a bonus amount of \$15,000 to Corey Wiktor and \$6,637 to Crystal Almeter. All in Favor – **Motion Carried**. Mr. Wimer was excused.

A Motion was made by James Snyder seconded by Ginger Schroder to adjourn the meeting at 1:59 p.m. All in Favor – **Motion Carried**. Mr. Wimer was excused.

*** Next CCIDA Board of Directors Meeting: August 22, 2024 at 9:00 a.m.
at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**