

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**August 22, 2024**

**CCIDA Offices**

**9 East Washington Street**

**Ellicottville NY 14731**

**9:00 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

**Excused:**

Mr. Michael Wimer  
Mr. Thomas Cullen

**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. Jon Epstein, *Buffalo News* (via zoom)  
Mr. Richard Smith, Cattaraugus County Legislature

Mr. Buffamante called the meeting to order at 9:06 a.m.

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

Mr. Buffamante stated before we approve the July 16, 2024 Board Meeting Minutes, when we came out of Executive Session last time, we approved a raise for Corey and the bonuses and that did not get included in the Minutes because of the tape recorder. Corey stated it was the tape and we will amend the Minutes accordingly. Mr. Buffamante stated subject to that change, he would ask for a motion to approve the Minutes.

**A Motion was made by Joe Higgins seconded by Ginger Schroder** to accept the Board Meeting Minutes from July 16, 2024. All in favor. **Motion Carried.** Mr. Wimer and Mr. Cullen were excused.

-Mr. Wiktor thanked the Board for the schedule change of the date and time of the Board Meeting and welcomed Legislature Rick Smith as a guest today.

**\*New Application\***

**1.) – Olean Manor Inc./Field of Dreams:**

-Mr. Wiktor indicated the first item on the Agenda is Olean Manor and is not asking the Board to take any action today as we need to review the SEQR, finish and review the cost benefit analysis. Mr. Wiktor stated Olean Manor/Field of Dreams is located in the Town of Allegany and the IDA helped Nick Ferreri with the first project about 10 years ago with his 140-bed facility which was roughly about a \$25 million dollar investment and he has completed the purchase of the final parcel of land so in theory it is about a 40-acre campus that he owns. This project is in respect to the cottages which is very unique to allow seniors to still live on their own but still have the full amenities of the services of the meals, the care, the nursing and a full scope of menu of services. The seniors purchase these homes and is basically a land lease and sell it back to the Field of Dreams and then that home would potentially be open to another senior or 55 and up person that would live there and have those same amenities of the campus and once that is sold, then you transition into main campus of the 140-bed facility. The project would consist of about 40 units. Mr. Higgins stated the units are very nice as he drove around them the other day. Mr. Driscoll asked if they were going to put in roads and Mr. Wiktor stated yes, he has access now onto Maple Street and Nick has to pay for all the infrastructure of the roads and the sewers. Mr. Higgins stated of the 9 units that are up, they have done a great job with the roads and the landscaping and across the street it looks like it's all set up for more housing and he believes all 9 of the current units are sold. Mr. Wiktor stated yes, he is full on the 9 units already. Mr. Wiktor stated there would not be a mortgage, just sales tax and ground PILOT, not on the homes specifically. Mr. Buffamante asked would the PILOT be on the common area land and Mr. Wiktor stated yes, the walking trails and the improvements, but not on the homes itself. Mr. Driscoll said obviously it has been successful and we need that type of senior housing and care here. Mr. Wiktor stated he included some handouts on the project together with the application in the packet for their review.

Olean Manor/Field of Dreams is a first-class senior assisted living facility, comprising of 140 beds with full care and full amenities located in Allegany, New York. This phase of the project, calls for the construction of an additional 40 cottages for residents to reside in. These proposed cottages include all of the care and amenities that the residents enjoy in the main campus. We have included several articles and pictures within the packet and application that give a full in depth look at the range of services and care that all residents can partake in. This is a great need in our County that allows seniors to enjoy a beautiful location and have the safety and care that they desire.

**-The Total Project Investment: \$9,810,000**

## **\*Resolutions from Prior Applications/Projects in Process\***

### **1.) – Olean Town Centre, LLC.**

-Mr. Buffamante asked Mr. Wiktor to give an update on the Olean Town Centre project. Mr. Wiktor indicated included in your packet is the Public Hearing Script, the Part I, II and III narratives of the SEQR and two proposed resolutions. We did have the Public Hearing on Tuesday, August 20<sup>th</sup> at 9:00 a.m. in the City of Olean and a copy of the full minutes are included in your packet essentially starting on pages 3 and 4. One of the highlights is on page 2 of the hearing script references our final negotiation and offer with respect to the PILOT which is an 11 year PILOT with associated schedule of exemptions on the value added which is the PILOT the Agency is considering together with sales tax and mortgage recording tax. Ms. Schroder asked how is this different than what the developer is seeking and did the developer agree to this PILOT and Mr. Wiktor responded yes. Ms. Schroder asked where we stand on the property valuation issue. Mr. Wiktor responded it is currently at \$450,000. Ms. Schroder indicated in preparation for this meeting she asked the County Real Property Director to pull properties in Olean to get a sense of valuations that are occurring there and she sent them to Joe who had a chance to look at them as well and there is something very wrong going on in Olean, there is something that is disturbing, and I think illegal and this project is a perfect example for the fact that it was purchased at a certain price and recognizes it was purchased with debt in the like, but then it got assessed for \$450,000 and one of the fast food places is assessed at \$1 million dollars on a little postage stamp piece of property and here we have this property. Mr. Snyder stated the property across the street is \$2.3 million. Ms. Schroder stated correct, so what is going on in the City of Olean and we are now giving inducements and it is a really bad position to be in here for us because this property needs to be developed and this eye sore has been sitting here right smack in the middle of Olean for all this time and thankfully someone wants to come along and develop it, we are not doing it on the terms he wanted, but it is outrageous on what is going on there and someone needs to do something about it. Ms. Schroder continued she does not know who has their ear in the tax assessor that some people are getting such excellent valuations of their properties and all of the tax payers are suffering, every single person sitting at this table that is a resident of Cattaraugus County is suffering by virtue of Olean's inappropriate taxation and valuation of these other properties in Olean, the County is suffering, the county taxpayers and we are all picking up the slack and something needs to be done about it. Mr. Snyder indicated he did not see how we could take action on this item as it's going to be a black eye on the IDA to put this through. Mr. Buffamante stated the \$450,000 as he understands it was agreed upon when Angelo bought the property, or shortly after he bought the property, as a three year deal which he thinks expires sometime next year so at that time, the City is free to reassess the property and he thinks if he reassesses it at "x" dollars or leaves it the same, or increases it, if it is increased from \$450,000 to \$1 million, just to pick a number, he thinks that \$1 million becomes the new base he pays full taxes on and then it is the value added over that number. Ms. Schroder stated, that is great to hear, do you have confidence given what you've seen, or what I've seen, some people are getting cutting amazing deals for no real good reason and other people are suffering and the remaining taxpayers are suffering as a result of that so again it puts her in a hard spot on this project. Mr. Buffamante stated he cannot say what the assessor's office is going to do. Mr. Driscoll stated he is going to comment because you are comparing a profitable company to a distressed one and the evaluation is going to be different and if it continues, there is going to be a time where that roof is going to give in and that would be like a \$5 million dollar replacement and I don't think that it very far away in his opinion, if you look at the property it is basically closed as the only places that are open are JCPenny and Kohls and you can only get to them from the outside so this is going to be Kmart all over again which was almost 30 years before that got redeveloped and so he really thinks we need to do something because if we don't do it now it won't happen. Ms. Schroder stated she believes something needs to be done with the property, she is expressing her outrage about what is going on in the City. Mr. Driscoll stated it is the same with manufacturing companies as when they leave the value drops down and when they are profitable, the property value goes up so that is just the nature of assessments if you have a rolling business that is ready is different than a property that his not ready so he would like to make that point as he has seen it in industrial locations. Ms. Schroder stated there are other properties in Olean that are functioning but are undervalued

because if you look at the properties there is something going on there that is not right. Mr. Wiktor stated Five Star Bank pushed for foreclosure but they did not want to go through a foreclosure cost and timing so Angelo paid \$450,000 to Five Star Bank assuming the nearly \$6 million in debt, which he has been paying on and that is why the RP-5217 states about \$6 million. Ms. Schroder stated no one buys a property and assumes the debt unless the underlying property is also worth that value he received and is the not paying of taxes on the full value of the property for this period of time and will continue forward unless, as Tom noted, it gets reevaluated appropriately. Ms. Schroder stated she thinks there are other taxpayers in the City that should be taking a good look this and other poor evaluations and potentially doing something about it legally, because we are getting cheated and there is cheating going on, but this project needs to happen and I am going to vote yes for it, holding my nose the entire time for the reasons we have all talked about and wants to go on record stating there is something outrageously wrong here and it needs to be addressed and she's hoping people with a vested interest will attack the problem with the inappropriate valuations. Mr. Buffamante stated it has been a struggle throughout the process with the \$450,000 value. Mr. Driscoll asked if there was a fair valuation about 10 years ago and Mr. Snyder stated it was at \$6 million then they dropped it to \$4 million and Mr. Driscoll asked about not just this property, but everyone's property if they had been recently reassessed and Mr. Snyder stated it has been a while since they have been reassessed but he thinks what this assessment value is the fair market value is x 74%. Mr. Snyder further stated he thinks the assessment is very unfair and everyone he has talked to gets rather upset so he cannot support it until the assessment gets fixed, but he does support the PILOT and the development on the project but the assessment is an underlying issue. Ms. Schroder stated she respects what Joe is stating. Mr. Buffamante stated we have a much more fair PILOT now than where we started with. Mr. Higgins asked if the housing project was going to be connected to the mall and Mr. Wiktor stated no, it is not, it is a completely separate parcel. Mr. Wiktor stated the way he looks at the project is the assessment could change tomorrow and the PILOT does not behold the assessment so there are two linear paths we have this on multitude of projects where the assessment changed in year 4 into the project and all it did was then change the reflection of the schedule of the number, the base line of improvements so this has happened before. Mr. Wiktor stated this project is the largest area of the City of Olean and no one wants to see it dark as it's a reflection of the region. Mr. Buffamante stated Angelo has a \$40 million plan for it, but we still have to hope he can pull that off because it is a really heavy lift to get the campus occupied and be in business. Mr. Murray stated the project was a Type I action and the City and the developer requested the IDA be the lead agency so LaBella Associates was engaged with the rigorous environmental review and LaBella provided a full environmental assessment review which is in your board packets. LaBella did a great job analyzing all the impacts and had two rounds of comments. The negative declaration resolution which the board is making a determination that there is no significant adverse environmental impact associated with redeveloping the mall and the project. The housing piece is not part of the package, but it is included in the SEQR analysis because you cannot segment up into pieces so the SEQR analysis did include the housing piece.

-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.

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

**Resolution:**

**A Motion was made by Brent Driscoll seconded by Joseph Higgins, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY ISSUING A NEGATIVE DECLARATION PURSUANT TO THE NEW YORK STATE ENVIRONMENTAL QUALITY REVIEW ACT FOR THE OLEAN MALL REDEVELOPMENT.**

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

**Motion Carried.**

**Resolution:**

**A Motion was made by Brent Driscoll seconded by Joseph Higgins, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF OLEAN TOWN CENTRE 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 (C) A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH PILOT AGREEMENTS; AND (v) 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. Driscoll, Ms. Schroder voted yes, Mr. Snyder voted no. Mr. Cullen and Mr. Wimer were excused.

**Motion Carried.**

-Mr. Buffamante stated he wanted to stop and thank everyone for all their time and effort on the project. Ms. Schroder indicated she think it is excellent how well everyone works together even if they disagree and it is a really great Board. Mr. Wiktor agreed and stated it is the strength of the Board and we all learn from each other on every single project, he learns from the Board and that is the analogy of why this County has been very successful in recent years on some very key development projects because of those discussions and work on everything that we administer. Mr. Buffamante stated we also have good help from the County Legislatures and the City for keeping the project alive. Mr. Snyder stated everyone’s intentions are in the right place and Ms. Schroder agreed. Ms. Schroder thanked Mr. Wiktor for his work and maintaining his composure and professionalism, kudos. Mr. Wiktor thanked Ms. Schroder for her kind words. Mr. Driscoll stated in the last five years, this County in terms of all the Western New York Counties, have not had the success that we have had and that has to do with the leadership. Mr. Wiktor indicated the Legislature in the County is a shining star. Mr. Snyder stated we have had a lot of great wins.

**\*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 and indicated we are finally at the point where we are proposing a 7-year lease/license agreement between CCIDA and Revolution Rail that would exercise the 7-year lease/license agreement which would be \$122,500 payments to the Agency and in theory the work will get started this weekend, tree cutting and some clearing. Mr. Wiktor stated Revolution Rail has been fantastic to work with and they are really excited to get going and will have some pop-up weekends later in this Fall and the Resolution encapsulates all we have discussed and will memorialize our lease/license agreement.

**Resolution:**

**A Motion was made by Brent Driscoll seconded by James Snyder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) AUTHORIZING: (i) THE NEGOTIATION AND EXECUTION OF A CERTAIN RAILWAY LICENSE AGREEMENT (THE “LICENSE AGREEMENT”) BY AND BETWEEN THE AGENCY AND REVOLUTION RAIL COMPANY ADIRONDACK, LLC (“REVOLUTION”) PERMITTING REVOLUTION TO OPERATE AND UTILIZE CERTAIN RAILWAY PROPERTY OWNED BY THE AGENCY AS MORE PARTICULARLY DESCRIBED HEREIN (THE “RAILWAY FACILITIES”); (ii) THE NEGOTIATION AND EXECUTION OF A CERTAIN AGREEMENT WITH SCOTT SYMANS AND/OR AFFILIATED BUSINESS ENTITIES THEREOF IN AN AMOUNT NOT TO EXCEED \$260,000.00 FOR CONSTRUCTION AND ENGINEERING SERVICES IN RELATION TO THE AGENCY’S REHABILITATION OF THE RAILWAY FACILITIES (THE “RAILWAY WORK”); AND (iii) THE NEGOTIATION AND EXECUTION OF A GRANT AGREEMENT BETWEEN THE COUNTY OF CATTARAUGUS (THE “COUNTY”) AND THE AGENCY RELATIVE TO THE COUNTY’S REIMBURSEMENT OF THE AGENCY FOR THE RAILWAY WORK IN THE AMOUNT OF \$120,000.**

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

**\*CCIDA Financial Report:**

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

**\*Income for July 2024 (\$4,500.00):**

- \$ 1,500.00 – QSKI LLC - Application Fee**
- \$ 1,500.00 – Alle-Catt Wind Energy, LLC - Application Fee**
- \$ 1,500.00 – Olean Town Centre - Application Fee**

**\*Income for August 2024 (\$8,290.62):**

- \$ 4,090.62 – North Park Administrative Fee (Fee Income 1/2 on their EXPANSION project closing)**
- \$ 4,200.00 – Refund from ERC Specialists**

-General update on projects in process; including the Agency has 5 projects in the closing stage which should close in the 3rd quarter of this year.

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

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

- ✓ Meeting with Olean Business Development Corporation and EDA relating to a possible grant with OBDC.
- ✓ Met with the Ralph Wilson Foundation relating to a possible additional grant application.
- ✓ Continued our bi-weekly meetings the Village of Cattaraugus and Diana Chiak; working on 2 grant applications/submissions for this October relating to key redevelopment projects within the Village.
- ✓ Attended Olean Business Development Corporation Board Meeting.
- ✓ Met with Chairman Burr to discuss several economic projects and key updates.
- ✓ Met with Empire State Development.
- ✓ Attend Cattaraugus County Development Economic Team Board Meeting.
- ✓ Meeting with ESD regarding NYS Grants Program on a possible project in the County.
- ✓ Meeting with Nicole M. and Jacob T. from Business First of Buffalo relating to setting up a date in the near future for a tour and article on several recent CCIDA projects and the growth of economic development.
- ✓ Attended the Cattaraugus County Annual Planning Board Meeting, the IDA was a proud sponsor!
- ✓ Meeting with Senator Borrello to discuss several items of interest and economic development projects in the County.
- ✓ Meeting with Ben Heckathorn with Kinley Construction and tour of their new headquarters which was a recent IDA Project.
- ✓ Meeting with Nick Ferreri of Field of Dreams relating to proposed expansion project.
- ✓ Meeting with Olean Sports Locker on possible new project. More details to follow, exciting news!
- ✓ Meeting with potential buyer of a manufacturing business in the central part of Cattaraugus County.
- ✓ Meeting with Dave Fenske regarding updates on his possible knife project in Franklinville.
- ✓ Meeting with Bob Dingman to discuss lease.
- ✓ Meeting with commercial real estate broker who is negotiating an existing sale of a building within the County.
- ✓ Meeting with Ed Jessup related to potential project in Little Valley.
- ✓ Meeting with Rob Harte at RevRail to discuss potential license agreement and project dates.

- ✓ Meeting at Great Lakes Cheese relating key updates.
- ✓ Meeting with Crystal Abers and Kim LaMendola regarding new business in the County in the Olean area.
- ✓ Attended the Cattaraugus County Republican Party Event.
- ✓ Attended a meeting with JCC/IDA/WDB on a new thrust that we are collaborating on relating to business outreach within the County.

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

- ✓ **Bimbo Bakery Closure:** Sadly, announced their anticipated closing of their Olean, NY facility. Great Lakes Cheese will be conducting a targeted job fair on August 26<sup>th</sup> at The Hub in Olean from 8:00 am to 4:00 pm to target and hire as many of the impacted workers at Bimbo. This event is proudly sponsored by the Cattaraugus County Legislature in partnership with the IDA.
- ✓ **Olean Times Herald:** Article: *“Homer Street solar project benefiting city of Olean sold, benefits to continue”*. The IDA has been in contact with the new owner and the Board in the near future will consider approving a Resolution to convey the existing terms of the PILOT to the new owner.
- ✓ **Olean Times Herald:** Article: *“Come Home/Stay Home: Steel adapts to expand footprint”*. A recent article highlighting a great project for Pierce Steel. The IDA was honored to help on this project!
- ✓ **Handout:** *Major Moves Ahead for Pierce Steel Fabricators*. Additional article.
- ✓ **Buffalo Niagara Partnership:** Article: *“Building the Future: How the Federal Tech Hub Funding Will Transform Western and Central New York”*. The supply -chain will be a key topic of growth that could certainly impact and be a benefit to various Cattaraugus County Companies.
- ✓ **CNBC:** Article: *“Markets are clamoring for the Fed to start cutting soon: What is it they’re looking for?”*.
- ✓ **Camoin Associates:** Article: *“Reading Between the Lines: What State Business Rankings Really Tell Us”*.
- ✓ **Handout:** *RocketCup Coffee Announcement*. Continued growth and great news for RocketCup Coffee!
- ✓ **Handout:** *Open Interviews for Great Lakes Cheese in September 6<sup>th</sup>*.
- ✓ **Handout:** *Job Fair in Olean sponsored by CCIDA*
- ✓ **Handout:** *Meeting with U.S. Department of Commerce International Trade Administration and Rural Export Center regarding possible opportunities for new markets for our area*
- ✓ **Handout:** *SBA: Small Business Information Event in Randolph*

-Mr. Smith indicated after listening today, the Board is so professional and Cattaraugus County is lucky to have you and has the top people on this Board, in his opinion. The Board and Mr. Wiktor thanked Mr. Smith.



**Executive Session:**

**A Motion was made by James Snyder seconded by Ginger Schroder** to go into Executive Session for Attorney/Client Privilege at 10:15 a.m. All in Favor – **Motion Carried.** Mr. Wimer and Mr. Cullen were excused.

**A Motion was made by Joseph Higgins seconded by Brent Driscoll** to exit Executive Session and return to the regular meeting at 10:32 a.m. All in Favor – **Motion Carried.** Mr. Wimer and Mr. Cullen were excused. For the official record, no action was taken in the Executive Session.

**A Motion was made by James Snyder seconded by Joseph Higgins** to adjourn the meeting at 10:33 a.m. All in Favor – **Motion Carried.** Mr. Wimer and Mr. Cullen were excused.

**\* Next CCIDA Board of Directors Meeting: September 10, 2024 at 11:15 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also via Zoom.**