

County of Cattaraugus
Industrial Development Agency

BOARD OF DIRECTORS MEETING - AGENDA

Tuesday, November 19, 2024
CCIDA Office
9 E. Washington Street
Ellicottville, NY
11:15 a.m.

To access the Board meeting via Zoom/Conference Call, please see the applicable information at the end of the agenda to do so.

-Call the Meeting to Order-Time:

-Roll Call- Board of Directors of the CCIDA:

-Approval of October 15, 2024 CCIDA Board of Directors Meeting Minutes:

Application in Process/Project in Process

-1.) -Jamestown Macadam, Inc. (JMI):

-JMI provides variety of services of consisting of supplying asphalt, concrete, sand, gravel, paving, manufacturing of precast products, fabricating and welding, HVAC, plumbing and water treatment services serving contractors and municipalities in Western NY and Northwestern PA. JMI has submitted an application seeking NYS sales tax abatement as well as the agency's Brownfield PILOT relating to the construction of a ready-mix concrete plant, renovation of an existing building into office space and a truck garage located at 229 Homer Street, Olean, NY, purchasing of yard equipment, concrete trucks and upgrades to the utilities for the concrete plant and office building.

This project would bring a new company into Olean, it would also be a new investment on a recently cleaned Brownfield property as well. In addition to new jobs, added sales tax and improved tax base as well. This site is within the once IDA owned, 80 acre, "Olean Industrial Park" which was developed with USDA in partnership with the IDA to allow industrial sites and investments to the City and County.

A Public Hearing was held on November 12, 2024 at 1:00 p.m. at the City of Olean. Mayor Aiello was in attendance. A copy of the public hearing minutes is in each Board Members packet for their review.

-The Total Project Investment: \$2,500,000.

√ Resolution – Jamestown
Macadam, Inc.

-RevRail and Rail Spur in Cattaraugus Update:

- Corey will give a project update and some very exciting news that has transpired over the last few weeks! This will be a great project for the Village of Cattaraugus and the County as well!

-Village of Cattaraugus: New York Forward Presentation:

-On Wednesday November 13th, The Village of Cattaraugus and I presented their application and projects to the WNY Regional Council Members at Empire State Development in Buffalo, NY. The group did a great job in their presentation, and this potential award would greatly transform the Village in such a transformational way!

***CCIDA Financial Reports:**

-Approval of October 2024 Financial Reports

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

- \$ 1,500.00 – *Olean Manor, Inc. Application Fee*
- \$ 1,500.00 – *Jamestown Macadam, Inc. Application Fee*

***Income for November 2024 (\$126,928.12):**

- \$ 5,000.00 – *CCCR Yearly Payment per Agreement*
- \$52,115.62 – *First half of Administrative Fee for Field of Dreams (11/20/24)*
- \$69,812.50- *Kless Boys project (project closed 11/14/2024)*

-General update on projects in process; including the Agency has 3 projects in the closing stage which should close in the 4th quarter of this year.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions, Snapshot):

- ✓ Meeting with consultant on possible manufacturing project in Olean.
- ✓ Meeting with Greg Pearl regarding Field of Dreams update.
- ✓ Meeting with developer on possible commercial project in Ellicottville.
- ✓ Meeting with Ben from Kinley Construction regarding various projects.
- ✓ Attended event in Olean regarding property tour.
- ✓ DRI Presentation in Buffalo.
- ✓ Met with a local Hotel investor relating to a possible project within the County.

- ✓ Attend Zoning Board of Appeals meeting in Olean regarding JMI.
- ✓ Met with a mid-sized business in the Olean area who is considering an expansion that would include manufacturing.
- ✓ Meeting with developer of possible new project in Portville.
- ✓ Call regarding possible in bond project in Olean.
- ✓ Meeting with a commercial real estate realtor about a property in Cattaraugus and a possible new manufacturing deal.
- ✓ Meeting with Harold Hibbard about a building he owns in Cattaraugus and the ways the IDA can help his 90,000 sq ft. building with a possible project.
- ✓ Conference call with a local developer about a mixed-use project in Ellicottville.
- ✓ Attended Cattaraugus County Economic Development Meeting.
- ✓ Attended October Meeting for the Cattaraugus County Legislature.
- ✓ Working on recruiting an agricultural based manufacturer to the County. More to follow.
- ✓ Meeting regarding Community Conversation-Achieving New York State's Energy Future.
- ✓ Meeting in Cattaraugus regarding Village of Cattaraugus updates.

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

- ✓ **The Villager:** Article: "Holiday Valley's Stellar Rankings 2025 SKI Magazine Reader Survey Awards". Holiday Valley placed #11 among all resorts in the East.
- ✓ **Olean Times Herald:** "*Local unemployment rates dropped in September*". Rates dropped to 3.2%!

Executive Session: (For a matter of attorney/client privileges)

Motion- :
:
Time:

-Motion to reenter the CCIDA Board Meeting-:
:
Time:

Adjournment:

Motion- :
: Time:

*** Next CCIDA Board of Directors Meeting is
December 10, 2024 at 11:15 a.m. at the IDA Office.**

Zoom Meeting access Information:

Topic: Cattaraugus County IDA Board meeting
Time: Nov 19, 2024 11:15 AM Eastern Time (US and Canada)

Join Zoom Meeting:
<https://us02web.zoom.us/j/85330991100?pwd=oHhCfFRDuywCPktYOAwZXUkFUDdc8i.1>

Meeting ID: 853 3099 1100
Passcode: 853419

One tap mobile:

+16469313860,,85330991100#,,,,*853419# US
+19292056099,,85330991100#,,,,*853419# US (New York)

Dial by your location:

- +1 646 931 3860 US
- +1 929 205 6099 US (New York)

Meeting ID: 853 3099 1100
Passcode: 853419

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

October 15, 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. Michael Wimer
Mr. Thomas Cullen

Excused:

None

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. Chris Smith, Jamestown Macadam, Inc.
Mr. Chad Allison, Jamestown Macadam, Inc.
Mr. Gary Abraham
Ms. Melanie Brown
Mr. Dennis Galluzzo
Ms. Marian North

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

A Motion was made by Brent Driscoll seconded by Joseph Higgins to accept the Board Meeting Minutes from August 22, 2024. All in favor. Motion Carried.

New Applications

1.) – Jamestown Macadam, Inc.:

Mr. Wiktor indicated the first item on the agenda is JMI and asked Chris Smith to give a brief overview of the project. For a full overview and breakdown of the project, please see the completed and submitted application.

-JMI provides variety of services of consisting of suppling asphalt, concrete, sand, gravel, paving, manufacturing of precast products, fabricating and welding, HVAC, plumbing and water treatment services serving contractors and municipalities in Western NY and Northwestern PA. JMI has submitted an application seeking NYS sales tax abatement as well as the agency’s Brownfield PILOT relating to the construction of a ready-mix concrete plant, renovation of an existing building into office space and a truck garage located at 229 Homer Street, Olean, NY, purchasing of yard equipment, concrete trucks and upgrades to the utilities for the concrete plant and office building. *The cost benefit analysis is included to each Board member in their packet for their review.*

-The Total Project Investment: \$2,500,000.

Mr. Wiktor invited the guests to take the floor for a few minutes with their comments regarding the Alle-Catt Wind project.

Ms. North introduced herself from Freedom. She stated renewable energy led by wind and solar has received \$15.6 billion in subsidies in 2022. Blackstone invested \$3 billion in Invenergy in 2021 and 2022 and another \$1 billion in June of 2023. In Freedom there is approximately 97% of Freedom residents which are not under a lease so that is only a possible about 3% that will have direct benefits. Many residents in Freedom did not sign for leases with the wind company and in the leaseholder’s contract they cannot say anything negative about this project or they will lose their monetary compensation. The 97% is based on the 83-turbine layout and she now understands they are thinking of going down to less turbines. In the Town of Freedom, they have a decommissioning security of \$10,000 per turbine which is recalculated every 5 years. If Invenergy needs more tax breaks for inflation, shouldn’t the Towns be offered more money due to inflation and shouldn’t the \$10,000 per turbine be increased by a \$1,000,000. She further stated Gary touched on the minimal jobs and the biggest issue the residents are concerned with is with the wind project’s cost economic loss to non-lease holding residents by decreasing property values from industrialized view, noise, flicker and vibrations from the turbines. This has already been shown and demonstrated by 60 people in Orangeville that have been in a lawsuit with Invenergy starting in 2014 for loss of property value and quality of life. The same with Arkwright over in Chautauqua County, there is 100 residents in a lawsuit with EDP Renewables with the same issues. Ms. North finalized by stating she does not like the project and there are very few people that would benefit from the project.

Mr. Abraham stated that the 47 people that signed the open letter to the IDA that was issued in the paper recently is 0.006 % of the County. Ms. Schroder asked the Board if they all saw the open letter as that is why she believes the individuals are here today and stated that the letter was by a handful of leaseholders. Ms. North stated the 97% in her statement is based on the 31 Freedom properties, some are vacant, some of them a widowed, but headcount of 2 per property, based on the 2021 census of 2024 which is only 3% of people in

Freedom who will actually get some monetary benefit, the 97% will not.

Mr. Galluzzo thanked the Board to allow them all to speak today. He indicated he is very concerned about the health, safety and welfare of people because of this project. He further indicated he wanted to emphasize what the point of an IDA is and how the wind project does not even come close to those standards. He stated the project is not retaining jobs, wind is not economically sound or Invenergy would not be begging for more tax breaks, it is not promoting growth, in fact it will deter people from living there. He stated he had an appraisal done on his property in Rushford, NY and his appraiser stated if the turbines come in, he is going to lose 30% of the value of his property, guaranteed from all the studies he has taken on. He indicated this appraiser is the type that goes to court and not afraid to justify what he is saying. Mr. Galluzzo further stated it will affect the not only the grand majority of people living in Cattaraugus County, but also throughout the other Counties, including his own. Mr. Galluzzo finalized by stating they have over 300 concerned citizens of Rushford that are against the project.

Ms. Melaine Brown introduced herself and indicated she is a retired corporate lawyer and indicated one of the things she learned during her career is you always want to know your partner before you get in bed with them. To her, it is clear that has not happened with Invenergy, at least with Farmersville, and her concern is whether they are capable of pulling off this project as you see mistakes, incomplete submissions with the State, internal inconsistencies and are an embarrassment to work with so she hopes the Board will consider that.

Ms. Schroder indicated in 2019 the Farmersville Town Board had three quarters of the Board being leaseholders themselves and they voted in favor of the project and the Attorney General fined them for violating the wind developers code of ethics and found it was material misrepresentation and had essentially gotten into bed with all the town boards that had leaseholders.

Mr. Buffamante indicated the status of the project with CCIDA is we accepted their application, it is not on the agenda today, we have not scheduled a public hearing and we don't know when we will be scheduling a public hearing at this time.

Mr. Galluzzo thanked Mr. Buffamante for considering the majority of the people in the area and throughout the towns as there are only a few people who support the project and it will be detrimental to the area.

2.) –Sports Locker, Inc.:

Mr. Wiktor indicated the Sports Locker, Inc. is looking to do some purchases and improvements with respect to the commercial side of the business, nothing to do with the retail store. The Sports Locker owns the 17,000 square feet of space on West State Street. The project would help to grow their business, they just celebrated 40 years of existence in Olean and are up to over 40 employees. Mr. Wiktor stated again, he wants to stress the project has nothing to do with the retail store, it's the growth of their production side of the business. Mr. Wiktor further stated it would be great to help this local, family business that has continued to be in the area and continued to grow and expand. Mr. Wiktor indicated the project did not require a public hearing as the benefits were under the \$99,000.00 threshold.

-Sports Locker, Inc. is family-owned business (over 40 years!) located at 711 West State Street, Olean, New York specializing in team apparel, silk screening, embroidery and banners, uniforms and a retail store. They have submitted an application for NYS sales tax Abatement and a 6 Commercial-renovation PILOT related to the purchase of a large sewing machines, equipment associated to the production of uniforms, a new roof, technology software, lighting, production equipment security system and materials for the production of uniforms, apparel, etc. A public hearing was not required as the benefits are under \$99,000.00, as per the Statue. *The cost benefit analysis is included to each Board packet, along with a small recap of the Business.*

-The Total Project Investment: \$200,000.

Resolution:

A Motion was made by Michael Wimer seconded by Brent Driscoll, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF THE SPORTS LOCKER, 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) 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) A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT AND (B) A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH THE PILOT AGREEMENT; 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, Mr. Snyder, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.**

Resolution from Prior Application/Project in Process

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

Mr. Wiktor indicated the next item on the agenda is Olean Manor which is a continuation of the original project in Allegany, New York. The PILOT is not associated with the value added with respect to the cottages, Nick did complete the final purchase of the land so they do own and control the roughly 40 acres on site. The cost of construction is nearly \$10 million on this phase and they have over 100 employees. Mr. Higgins stated they are building three units right now and asked if those were included in the 40 and Mr. Wiktor responded that was in phase I and this is phase II as this phase was delayed due to Covid. Mr. Wiktor indicated every project facet that Nick promised has been delivered and now has association with St. Bonaventure to have a lot of the OT students on site. Mr. Wiktor further indicated the contractor and suppliers are all local and that is wonderful to see.

-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 continued development 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 cost benefit analysis is included to each Board member in their packet for their review.*

-A Public Hearing was held at the Village of Allegany **on Monday, October 7, 2024 at 10:30 a.m.** A copy of the Public Hearing Minutes is included in the packet. Corey did speak with Mayor Pearl who is in support of the project.

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

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 MANOR, 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, AND (B) 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. Driscoll, Mr. Snyder, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.**

-Award of Ralph C. Wilson Junior Foundation for \$1,000,000:

-Recently our Cattaraugus County Economic Development Team administered by OBDC (Bob Forness) was notified that our Team won a \$1,000,000 grant! The “Entrepreneurship-Led Economic Development Strategy in Cattaraugus County” will be the main focus of the group in its project selection. The grant breaks out to \$250,000/year over the next 4 years. Our Team will nominate projects that will be discussed on the impacts and returns to the economic landscape of the County.

Please see the associated handouts for further information. Much more information to follow! This will be an excellent opportunity to help fund various local projects, determined by our Team. This will be transformational!

-RevRail and Rail Spur in Cattaraugus Update:

Mr. Wiktor gave a project update and some very exciting news that transpired over the last few weeks! This will be a great project for the Village of Cattaraugus and the County as well! Many thanks to the Cattaraugus County Legislature for their assistance on funding and help on this project!

***CCIDA Financial Reports:**

A Motion was made by Brent Driscoll seconded by Thomas Cullen to accept the August and September 2024 CCIDA Operating Statements as presented to the Board. All in Favor - **Motion Carried.**

-Update on Certificates of Deposits

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

-\$ 1,500.00 – Olean Manor, Inc. Application Fee

-General update on projects in process; including the Agency has 4 projects in the closing stage which should close in the 3rd quarter of this year.

***Election of Officers for 2025 & Proposed 2025 Board Meeting Schedule:**

(#1.) Proposed 2025 Slate of Officers & Committees - County of Cattaraugus IDA and CCCRC

(#2.) Proposed 2025 – CCIDA Board of Director’s Meeting Schedule

A Motion was made by Ginger Schroder seconded by Brent Driscoll to approve the 2025 CCIDA Election of Officers and Board Meeting Schedule as presented to the Board. All in Favor - **Motion Carried.**

Proposed 2025 CCIDA Operating Budget (Vote Required)

The budget needs to be posted to the PARIS website prior to October 31, 2024 in order to be in compliance with the Authority Budge Office (ABO).

A Motion was made by Brent Driscoll seconded by Joseph Snyder to approve the 2025 CCIDA Operating Budget as presented to the Board. All in Favor - **Motion Carried.**

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Acknowledgement of Fiduciary Duties and Responsibilities. Please complete and sign the forms provided in your packet.
- ✓ We will be submitting a NY Forward Grant application along with a DRI Grant Application by Oct. 18th with respect to several projects in the Village of Cattaraugus.
- ✓ Meeting with Angie in Town of Dayton.
- ✓ Attend Olean Business Development Job Fair in Olean.
- ✓ Meeting with Crystal Abers and Kim LaMendola on potential Olean project.
- ✓ Meeting with Jim Fink to review various projects for media news stories.
- ✓ Meeting with Don Benson, DEC and potential developer of a project in Olean.
- ✓ Meeting with Jacob Tierney of Buffalo Business First regarding IDA project updates.
- ✓ Meeting with Ethan Ackerman of REMI.

- ✓ Attended Small Business Pop Up Event in Randolph.
- ✓ Meeting with Dottie Gallagher of Buffalo Niagara Partnership regarding IDA project updates.
- ✓ Attended Economic Development Outreach Strategy Meeting.
- ✓ Meeting with Bob Dingman and Tom Buffamante regarding rail properties.
- ✓ Meeting with Mike John of MJ Painting.
- ✓ Meeting with Paul Leone, WNY area IDA's.
- ✓ Attended Community Action Board Meeting.
- ✓ Tour of Cattaraugus Elementary School about grant application.
- ✓ Attended Luncheon with EDS folks regarding NY Forward program.
- ✓ Attended Santaserios ED Leadership Summit.
- ✓ Meeting with Jeff Russell regarding RocketCup Coffee.
- ✓ Attended JCC/IDA Economic Development Meeting.
- ✓ Attended NYS Parks and Recreation Visionary Shareholder Meeting.
- ✓ Meeting with Southern Tier West regarding US Department of Commercial International Trade and Rural Export.
- ✓ Attended Olean Business Development Board Meeting.
- ✓ Attended Kinley Contractor Open House.
- ✓ Attended Cattaraugus County Economic Development Team Retreat
- ✓ Meeting with Dottie from Buffalo Niagara Partnership.
- ✓ ARANA Meeting.
- ✓ Meeting with developer of potential new Ellicottville project.
- ✓ Lunch with Bill Bursee on updates to Steelbound Project.
- ✓ Meeting with Nick Pitillo and Chris Wood of Carmina Woods P.C. on potential new Ellicottville project.
- ✓ Meeting with contractor/developer on potential new warehouse project in Olean.
- ✓ Met with an area large manufacturing Company about a possible site within Cattaraugus County. More to follow.
- ✓ Attend St. Bonaventure Grow Your Sales event.

- ✓ Meeting with Angiela Berti of NYHS Parks regarding WNY tourism strategy.
- ✓ Second meeting with a manufacturing company considering a Cattaraugus County location. The developer is regionally located in NYC.
- ✓ Meeting with Mike Lesakowski of Roux Associates Inc. regarding potential new project in Ellicottville.

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

- ✓ **Handout:** Job Fair, September 12, 2024 at Lincoln Park Pavilion Olean.
- ✓ **Handout:** Job Fair, October 17, 2024 at Cattaraugus County Fairgrounds in Little Valley. The CCIDA is a proud sponsor of the WILMA Event
- ✓ **Camoin Associates:** Article: *“Why Companies Move: Understanding What Drives Corporate Relocation”*.
- ✓ **Consultants Forum:** Article: *“The Logistics Analysis That Drives Industrial Site Selection”*.
- ✓ **Syracuse.com:** Article: *“Business group urges Hochul to veto Climate Change Superfund Act”*.
- ✓ **Business Facilities:** Article: *“The Last Word: Rural & Reshoring”*.
- ✓ **Camoin Associates:** Article: *“Showcase the Benefits of Your Real Estate Project with an Economic Impact Analysis”*.
- ✓ **Camoin Associates:** Article: *“Entrepreneurial Ecosystem and Economic Development in Cattaraugus County, NY”*.
- ✓ **Handout:** Empire State Manufacturing Survey.
- ✓ **Olean Times Herald:** Article: *“NY Senate Republicans unveil energy plans of their own”*.
- ✓ **CNBC:** Article: *“Fracking led the U.S. to pump more oil than any country in history-here’s what that means for the green energy transition”*.

Executive Session:

A Motion was made by Ginger Schroder seconded by Michael Wimer to go into Executive Session for Attorney/Client Privilege at 12:26 p.m. All in Favor – **Motion Carried.**

A Motion was made by Brent Driscoll seconded by Thomas Cullen to exit Executive Session and return to the regular meeting at 1:22 p.m. All in Favor – **Motion Carried.** For the official record, no action was taken in the Executive Session.

A Motion was made by Brent Driscoll seconded by Joseph Higgins to adjourn the meeting at 1:40 p.m. All in Favor – Motion Carried.

*** Next CCIDA Board of Directors Meeting: November 19, 2024 at 11:15 a.m.**
at the CCIDA Offices
9 E. Washington Street
Ellicottville, NY
and also, via Zoom.

PUBLIC HEARING SCRIPT

**Jamestown Macadam, Inc. and/or
Individual(s) or Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or
to be formed on its behalf Project**

Public Hearing to be held on November 12, 2024 at 1:00 p.m. at the City of Olean Municipal Building, Mayor’s Conference Room #119, 101 East State Street, Olean, New York

ATTENDANCE:

Mayor Aiello

Members of the General Public

X 1. WELCOME: Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 1:02 p.m. My name is Corey R. Wiktor. I am the Executive Director of the County of Cattaraugus Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency’s website at www.cattcoida.com.

X 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the Jamestown Macadam, Inc. and/or Individual(s) or Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. This public hearing is being recorded and will be transcribed for the Board Members of the Agency for their review and comments before they take any further action. We have a sign in sheet for anyone who would like to participate in this public hearing either by presenting oral comments or we would be happy to take written statements. Notice of this hearing appeared in Olean Times Herald on Friday, October 25, 2024.

X 3. PROJECT SUMMARY: Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 229 Homer Street in the City of Olean, Cattaraugus County, New York and all other lands in the City of Olean where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the construction of a ready mix concrete plant on the existing 3.34+/- acre facility and renovation of an

existing 3,600+/- sq. ft. building into an office and truck garage (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility").

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).

X 4. FORMAT OF HEARING: Review rules and manner in which the hearing will proceed.

Hearing Officer: All those who have joined this conference call will be given an opportunity to make statements and/or comments on the Project if they so desire.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website (www.cattcoida.com). Additional information can be obtained from, and written comments may be addressed to: Corey R. Wiktor, Executive Director, County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731; Telephone: 716-699-2005 and electronically at corey@cattcoida.com or Info@cattcoida.com.

X 5. PUBLIC COMMENT: Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: Those interested in making a statement or comment will be called upon. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes, and if possible, 3 minutes.

The Hearing Moderator introduces each participant in the order they registered for this meeting.

-Mayor Aiello was the only one in attendance and expressed his concern's that he believes the proposed use is not permissible. He believes the Olean ZBA is incorrect in their position that on Oct. 26th they said no variance was needed and the land use fit the industrial definition. In addition, the Mayor would not support the Agency's incentives that would allow this new project on a remediated Brownfield to occur. His take was the weight of the trucks was over the allowable limit on the road.

X 6. ADJOURNMENT:

As there were no further statements and/or comments, the Hearing Officer closed the public hearing at 1:15 p.m.

**SIGN IN SHEET
FOR PUBLIC HEARING**

Public Hearing to be held on November 12, 2024 at 1:00 p.m. at the City of Olean Municipal Building, Mayor's Conference Room #119, 101 East State Street, Olean, New York

**Jamestown Macadam, Inc. and/or Individual(s) or Affiliate(s),
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 229 Homer Street, Olean, New York 14760

Name	Company and/or Address	X box to speak/ comment
Mayor Bill Aiello	City of Olean	XXX



Olean Zoning Board of Appeals



Oct 26 ·

Summary of ZBA meeting for Oct. 24

Chairman leFeber brought up a question raised regarding whether the proposed ready-mix cement plant at 229 Homer St was permitted in the Industrial Zone.

The Board reviewed the definition of the Industrial Use Zone as well as the list of permitted uses in that zone. It was determined that a ready-mix cement plant was permitted and that a use variance was not required.

The Board reviewed the application from the Salvation Army to relocate their operations to 328 Delaware Avenue.

The Board reviewed the permitted uses in an R3 zone and determined that the Salvation Army falls within the permitted use of churches and places of worship and that a use variance was not required.

City of Olean
Zoning Board of Appeals
101 East State Street, Olean, NY 14760
716-376-5683

Agenda

Thursday, November 14th, 2024, at 5:45 pm,
Olean Municipal Building Room 119

1. Roll Call
 2. Reading and approval of the October 24th, 2024, meeting minutes
 3. Review of determinations at
 - a. 229 Homer St Use Variance for Ready-Mix Cement Plant in Industrial Zone
 - b. 328 West Delaware Avenue Use Variance for Salvation Army in an R3 Zone
 4. Adjournment
-

**COUNTY OF CATTARAUGUS INDUSTRIAL
DEVELOPMENT AGENCY
INDUCEMENT RESOLUTION**

**JAMESTOWN MACADAM, INC., AND/OR INDIVIDUAL(S) OR AFFILIATE(S),
SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS
BEHALF**

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on Tuesday, November 19, 2024 at 11:15 a.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF JAMESTOWN MACADAM, 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, AND (B) 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

WHEREAS, County of Cattaraugus Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 536 of the 1971 Laws of New York, as amended, constituting Section 890-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing

economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

WHEREAS, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more “projects” (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

WHEREAS, the Company has submitted an application to the Agency (the “Application”) requesting the Agency’s assistance with a certain project (the “Project”) consisting of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 229 Homer Street in the City of Olean, Cattaraugus County, New York and all other lands in the City of Olean where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the “Land”), (ii) the construction of a ready mix concrete plant on the existing 3.34+/- acre facility and renovation of an existing 3,600+/- sq. ft. building into an office and truck garage (the “Improvements”); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the “Equipment”); and, together with the Land and the Improvements, the “Facility”); and

WHEREAS, pursuant to General Municipal Law Section 859-a, on November 12, 2024, at 1:00 p.m., at the City of Olean Municipal Building, Mayor’s Conference Room #119, 101 East State Street, Olean, New York, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as hereinafter defined) being contemplated by the Agency (the “Public Hearing”) whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

WHEREAS, it is contemplated that the Agency will (i) designate the Company as its agent for the purpose of undertaking the Project pursuant to an Agent and Financial Assistance Project Agreement (the “Agent Agreement”), (ii) negotiate and enter into a lease agreement (the “Lease Agreement”) and related leaseback agreement (the “Leaseback Agreement”) with the Company, pursuant to which the Agency will retain a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and personal property constituting the Facility; and (iii) provide Financial Assistance to the Company in the form of (a) an exemption benefit from all New York State and local sales and use taxes for purchases and rentals related to the Project with respect to the qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction, reconstruction and/or renovation, rehabilitation or equipping of the Facility, and (b) a partial abatement from real property taxes benefit through a fourteen (14) year term PILOT Agreement for the benefit of each municipality and school district having taxing jurisdiction over the Project, (collectively, the sales and use tax exemption benefit and the partial abatement from real property taxes benefit, are hereinafter collectively referred to as the “Financial Assistance”); and

WHEREAS, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance that the Agency is contemplating with respect to the Project.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and any other correspondence submitted by the Company to the Agency, public hearing comments, if any, and Agency board member review of and recommendations related to the Project and its resolution to approve the Project subject to the terms and conditions as described herein, the Agency board member review of the Project's cost benefit ratio, the costs of incentives so applied for, the anticipated new tax revenues to be generated by the Project, as well as the Project's contemplated community benefits, and Agency board member review, discussion, and consideration of same, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and/or renovating and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing and/or retaining employment opportunities in Cattaraugus County, New York and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries, and, to the extent occupants are relocating from one plant or facility to another in another area of the State, the Agency has complied with the Act's abandonment procedures; and

(F) The Agency has assessed all material information included in connection with the Application necessary to afford a reasonable basis for the decision by the Agency to provide Financial Assistance for the Project as described herein; and

(G) The Agency has prepared a written cost-benefit analysis satisfactorily identifying the extent to which the Project will create or retain permanent, private sector jobs, the estimated value of any tax exemption to be provided, the amount of private sector investment generated or likely to be generated by the Project, the likelihood of accomplishing the Project in a timely

fashion, and the extent to which the Project will provide additional sources of revenue for municipalities and school districts, and any other public benefits that might occur as a result of the Project; and

(H) The Company has provided a written statement confirming that the Project as of the date of the Application is in substantial compliance with all provisions the Act.

(I) The Project involves a “Type II action” as said term is defined in the New York State Environmental Quality Review Act (“SEQR”) and therefore no other determination or procedures under SEQR are required.

(J) The Project qualifies for Agency Financial Assistance as it meets the Agency’s general uniform criteria for project evaluation, said criteria established by New York State and the Agency as required under General Municipal Law Section 859-a(5) as evidenced by the following:

- (i) Extent to which the Project will create or retain jobs: The Project will create 8 new FTE employee position.
- (ii) The estimated total value of Financial Assistance is approximately \$131,820 over the 14-year real property tax abatement benefit period.
- (iii) The estimated amount of private sector investment to be made by the Company is \$2,500,000.
- (iv) Likelihood of the Project being accomplished in a timely fashion: There is a high likelihood that the Project will be completed in a timely manner, by April of 2025.
- (v) Extent of new revenue provided to local taxing jurisdictions: By establishing new commercial facility, it is expected that the Project will result in maintenance new and increased sales tax revenues and future real property tax revenues.
- (vi) The extent to which the Project will create local construction jobs. The Company will utilize local construction contractors to the extent, if at all, required.

Section 2. The Agency hereby authorizes the undertaking of the Project and the provision of the Financial Assistance to the Company as described herein.

Section 3. Subject to the Company executing an Agent Agreement and the delivery to the Agency of a binder, certificate or other evidence of insurance for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and/or renovate and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in

whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; provided, however, the appointment of the Company as agent of the Agency, if utilized, shall expire one year from the date of this resolution (unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director).

A. Financial Assistance. With respect to the foregoing, and based upon the representations and warranties made by the Company in its application for Financial Assistance, the Agency hereby:

(i) authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount estimated up to \$300,000, and, therefore, the value of the sales and use tax exemption benefits ("sales and use tax exemption benefits") authorized and approved by the Agency cannot exceed \$24,000, however, the Agency may consider any requests by the Company for increases to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services; and

(iii) authorizes and approves that the real property tax abatement benefits ("PILOT benefits") to be provided over the term of the PILOT Agreement are estimated to be approximately \$107,820, resulting in estimated total PILOT payments of \$106,739 over the term of the PILOT Agreement.

B. Terms and Conditions of Financial Assistance. Pursuant to Section 875(3) of the New York General Municipal Law, and per the policies of the Agency, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any New York State and local sales and use tax exemption benefits and/or partial abatements from real property taxes benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the New York State and local sales and use tax exemption benefits; (ii) the New York State and local sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the New York State and local sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for Financial Assistance; and/or (v) the New York State and local sales and use tax exemption benefits and/or the partial abatement from real property taxes benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with the Investment Commitment and/or the Employment Commitment, as

described below, being a material term or condition to use property or services in the manner approved by the Agency in connection with the Project.

As a condition precedent of receiving Financial Assistance, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must cooperate with the Agency in its efforts to recover or recapture any Financial Assistance, and promptly pay over any such amounts to the Agency that the Agency demands.

C. Commitments. As an additional condition precedent of receiving Financial Assistance, and as a material term or condition as approved by the Agency in connection with the Project, the Company covenants and agrees and understands that it must, subject to potential modification, termination and/or recapture of Financial Assistance for failure to meet and maintain the commitments and thresholds as described below, submit, on an annual basis or as otherwise indicated below through the termination of the PILOT Agreement, a certification, as so required by the Agency, confirming:

- (i) Investment Commitment - the total investment made with respect to the Project at the time of Project completion equals or exceeds \$2,500,000, being the total project cost as stated in the Company's application for Financial Assistance.
- (ii) Employment Commitment – that there are at least 8 existing full time equivalent (“FTE”) employees located at, or to be located at, the Facility as stated in the Company's application for Financial Assistance and
 - the number of current FTE employees in the then current year at the Facility; and
 - that within two (2) years of Project completion, the Company has maintained and created FTE employment at the Facility equal to 8 FTE employees (being the 8 new FTE employee positions proposed to be created by the Company as stated in its Application).

Section 4. Subject to the terms of this Inducement Resolution, the Chair, the Vice Chair, and/or the Executive Director, are hereby authorized, on behalf of the Agency, to negotiate, execute and deliver (A) an Agent Agreement, (B) the Lease Agreement whereby the Company leases the Project to the Agency, (C) the related Leaseback Agreement whereby the Agency leases the Project back to the Company, and (D) the PILOT Agreement and (E) related documents; provided, however, that (i) the rental payments under the Leaseback Agreement to the Company include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy, or procedures for deviation have been complied with accordingly.

Section 5. Subject to the terms of this Inducement Resolution, the Chair, the Vice Chair, and/or the Executive Director, are hereby authorized, on behalf of the Agency, to negotiate, execute and deliver any mortgage, assignment of leases and rents, security agreement,

UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance acquisition and Project costs or equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement, and related documents, collectively called the "Agency Documents"); and, where appropriate, the Secretary or the Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and insertions as the Chair, the Vice Chair, and/or the Executive Director of the Agency shall approve, the execution thereof by the Chair, the Vice Chair, and/or the Executive Director of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 6. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to negotiate, execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 7. The provision by the Agency of Financial Assistance with respect to the Project as described herein is subject to the Agency's policies.

Section 8. This resolution shall take effect immediately, and shall expire one (1) year from the date hereof unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director.

Dated: November 19, 2024

	A	B	C	D	E	F
2	County of Cattaraugus		OPERATING STATEMENT			
3	Industrial Development Agency					
4	October, 2024	2024	2024	2024	2024	2023
5		APPROVED	M-T-D	Y-T-D	BALANCE	Y-T-D
6		BUDGET	ACTUAL	ACTUAL	REMAINING	COMPARISON
7						
8	INCOME:					
9	Interest on Accounts	\$20,000	\$9	\$6,004	\$13,996	\$146
10	Apps & Fees	\$500,000	\$3,000	\$502,392	-\$2,392	\$915,603
11	CCCR/Other Misc. Income	\$0	\$0	\$3,578	\$1,778	\$4,811
12	Total	\$520,000	\$3,009	\$511,974	\$13,382	\$920,560
13						
14						
15	EXPENSES:					
16	Wages	\$200,000	\$15,462	\$170,077	\$29,923	\$123,469
17	Fringe Benefits	\$80,000	\$5,137	\$50,735	\$29,265	\$36,072
18	A- Performance Bonus	\$20,000	\$0	\$21,637	-\$1,637	\$22,230
19	Board Meeting/Operations	\$2,000	\$43	\$1,210	\$790	\$667
20	I- Business Development	\$10,000	\$1,627	\$12,672	-\$2,672	\$11,513
21	Office Supplies/Service Contracts	\$1,800	\$99	\$1,241	\$559	\$1,575
22	D- Office Maint./Repairs/Equip	\$6,000	\$129	\$5,832	\$168	\$8,254
23	E- Office Phones/Cell/fax/internet serv	\$7,000	\$508	\$8,252	-\$1,252	\$7,143
24	Postage	\$1,200	\$71	\$685	\$515	\$776
25	Public Hearings	\$1,000	\$82	\$733	\$267	\$633
26	Travel/Mileage	\$3,000	\$19	\$106	\$2,894	\$57
27	Service Charges		\$25	\$360		\$477
28	Rent	\$17,100	\$1,425	\$14,250	\$2,850	\$14,250
29	Real Estate Taxes	\$100	\$0	\$87	\$13	\$91
30	Utilities	\$4,500	\$182	\$3,328	\$1,172	\$3,472
31	Property/Fire/Liability Insurance	\$5,000	\$0	\$3,937	\$1,063	\$4,977
32	Education/Training/Prof. Development	\$4,000	\$0	\$0	\$4,000	\$0
33	Professional Associations	\$8,500	\$0	\$5,220	\$3,280	\$2,845
34	C- Professional Services	\$30,000	\$0	\$63,233	-\$33,233	\$102,167
35	F- Publications	\$200	\$0	\$1,498	-\$1,298	\$0
36	Marketing/Promotion/Networking	\$1,000	\$0	\$0	\$1,000	\$0
37	Railroad Services	\$25	\$0	\$0	\$25	\$0
38	H- Miscellaneous	\$100	\$0	-\$1	\$101	\$0
39	Project Expenses	\$5,000	\$750	\$4,500	\$500	\$4,279
40	B- Consulting Expense	\$36,000	\$9,140	\$46,140	-\$10,140	\$72,092
41	G- Great Lakes Cheese	\$0	\$0	\$55,500	-\$55,500	\$93,725
42	Total Expenses	\$443,525	\$34,699	\$471,232	-\$27,347	\$510,764
43						
44	Net Difference	\$76,475	-\$31,690	\$40,742	\$40,729	\$409,796
45						
46	A- Yearly payment			I- Includes Sponsoring Events and Donations		
47	B- Includes Yearly payment					
48	C- Includes payments due Harris Beach					
49	D- Includes IT invoices, accounting	software, computer storage, monthly office cleaning, yearly window cleaning, lawn				
50	E- Includes monthly cell phones, internet, apple storage, storage back up and office phone lines					
51	F- Publications and ad made in local directory					
52	G- Fees to Harris Beach					
53	H- Adjustment for New CCB Account					

COUNTY OF CATTARAUGUS IDA
Balance Sheet
October 31, 2024

ASSETS

Current Assets		
CATT CO. BANK	\$	254,560.47
CATT. CO. CAPITAL RES. CORP.		58,415.62
New CCB ISC Account 800027476		1,438,706.05
CD's		216,506.91
KeyBank Investment		114,137.83
PETTY CASH		75.21
SECURITY DEPOSIT - RENT		2,775.00
Accounts Receivable		10,000.00
lease asset		73,708.92
Deferred Outflows		79,305.00
lease liability		(56,156.72)
ACCTS RECEIVABLE		(8,223.14)
PREPAID EXPENSES		150.06
		<hr/>
Total Current Assets		2,183,961.21
Property and Equipment		
EQUIPMENT		38,423.95
LEASEHOLD IMPROVEMENTS		22,173.08
LAND		149,298.92
RAILROAD/IMPROVEMENTS		907,199.96
ACCUM DEPRECIATION		(870,546.17)
		<hr/>
Total Property and Equipment		246,549.74
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u><u>2,430,510.95</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	\$	(126.69)
Employee Health Ins Payable		3.00
Federal Payroll Taxes		(15,868.39)
NYS WITHHOLDING		8,078.12
Social Security Tax Payable		3,729.19
Medicare Withholding Tax Pay		872.15
NYS PENSION-EMPLOYEE PORTION		447.58
NYS Retirement Employer Portio		23,470.00
Deferred Inflows		10,002.00
accumulated amort lease asset		17,552.20
ACCTS. PAYABLE SERV. AGREEME		15,000.00
ACCRUED PAYROLL		7,883.29
		<hr/>
Total Current Liabilities		71,042.45
Long-Term Liabilities		
Pension Liability		133,287.00
		<hr/>
Total Long-Term Liabilities		133,287.00
		<hr/>
Total Liabilities		204,329.45

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
October 31, 2024

Capital		
Retained Earnings	1,875,367.40	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>40,742.04</u>	
Total Capital		<u>2,226,181.50</u>
Total Liabilities & Capital		<u>\$ 2,430,510.95</u>

COUNTY OF CATTARAUGUS IDA

Balance Sheet
October 31, 2023

ASSETS

Current Assets		
CATT CO. BANK	\$	388,535.02
SAVINGS CCB		5,209.84
SAVINGS FT		8,295.72
CATT. CO. CAPITAL RES. CORP.		446,710.10
Five Star CD		450,000.00
CD's		631,419.00
KeyBank Investment		107,621.82
PETTY CASH		120.40
SECURITY DEPOSIT - RENT		1,350.00
Accounts Receivable		15,000.00
lease asset		73,708.92
Deferred Outflows		87,556.00
lease liability		(69,451.29)
ACCTS RECEIVABLE		346.86
lease amortization expense		4,257.63
		<hr/>
Total Current Assets		2,150,680.02
Property and Equipment		
EQUIPMENT		38,350.45
LEASEHOLD IMPROVEMENTS		22,173.08
LAND		149,298.92
RAILROAD/IMPROVEMENTS		907,199.96
ACCUM DEPRECIATION		(870,546.17)
		<hr/>
Total Property and Equipment		246,476.24
Other Assets		
net pension asset		50,186.00
		<hr/>
Total Other Assets		50,186.00
		<hr/>
Total Assets	\$	<u>2,447,342.26</u>

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	\$	341.31
Employee Health Ins Payable		3.00
Federal Payroll Taxes		2,986.31
NYS WITHHOLDING		6,320.07
Social Security Tax Payable		2,474.81
Medicare Withholding Tax Pay		579.05
NYS Retirement Employer Portio		15,300.00
Deferred Inflows		179,281.00
accumulated amort lease asset		4,257.63
ACCOUNTS PAYABLE		39,930.00
interest expenses		(1,442.37)
		<hr/>
Total Current Liabilities		250,030.81
Long-Term Liabilities		
		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>
Total Liabilities		250,030.81

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
October 31, 2023

Capital		
Retained Earnings	1,501,726.87	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>385,512.52</u>	
Total Capital		<u>2,197,311.45</u>
Total Liabilities & Capital		\$ <u><u>2,447,342.26</u></u>

The Villager

Holiday Valley's Stellar Rankings
2025 SKI Magazine Reader Survey Awards
Ellicottville NY:

It's officially that time of year. Winter is right around the corner and dreams of carving down snow covered slopes is on the mind of every snow enthusiast. It's also the time of year where SKI Magazine releases its annual Reader Survey Awards. Once again, Holiday Valley has made the list! Placing #11 among all resorts in the East, Holiday Valley remains one of only two New York resorts to make the prestigious top 20 list. And it's the only resort in Western New York to receive such a high honor, reinforcing its reputation as a prime choice for families, skiing enthusiasts,...[MORE HERE](#)



THEVILLAGERNY.COM

Holiday Valley's Stellar Rankings 2025 SKI Magazine Reader Survey Awards

Ellicottville NY: It's officially that tim



SKI Magazine #11 In The East

YOUR BEST WINTER YET

Season Passes

BUY NOW

It's officially that time of year. Winter is right around the corner and dreams of carving down snow covered slopes is on the mind of every snow enthusiast. It's also the time of year where SKI Magazine releases its annual Reader Survey Awards. Once again, Holiday Valley has made

the list! Placing #11 among all resorts in the East, Holiday Valley remains one of only two New York resorts to make the prestigious top 20 list. And it's the only resort in Western New York to receive such a high honor, reinforcing its reputation as a prime choice for families, skiing enthusiasts, and people looking to make the most of winter. In fact, in SKI Magazine's Top 10 Resorts in the East for Quick Trips category, Holiday Valley came in at #1. Out of the Top 20, Holiday Valley ranked #2 in the "Likelihood to Return" category.

"We are thrilled that SKI readers continue to support Holiday Valley," said Dennis Eshbaugh, President and General Manager. "There are many fantastic resorts on the east coast and to be in the Top 20 overall, is a true honor. To see rankings like #1 Fastest Lift Network, #1 Quick Trip, #1 Best Dining, #1 Best Night Life, #1 Best Après, and #2 For Families is incredible. And we thank our visitors for ranking HV #2 out of 20 in the Likelihood to Return category!"

Why Skiers Say Holiday Valley Stands Out

SKI Magazine readers consistently praised Holiday Valley for its lift infrastructure, welcoming staff, and comprehensive family amenities, making it a fantastic choice for both beginners and seasoned skiers. Not only does Holiday Valley provide 60 trails, three base lodges, and 13 lifts for ample ski time, but it also offers a variety of experiences that make it easy to see why it ranks among the East's best. Here's a look at the resort features that helped Holiday Valley secure its place in this year's survey.

Family-Friendly Atmosphere and Unmatched Guest Service

One of the reasons families love Holiday Valley is its truly welcoming atmosphere. Located in the charming town of Ellicottville, often called

the Aspen of the East, the resort combines a fantastic community feel with a variety of activities that cater to guests of all ages. Whether it's the skiing and snowboarding options, the mountain coaster, tubing park, or the family-friendly après-ski experiences, Holiday Valley's team works to create memorable moments with attentive service and a warm, relaxed atmosphere.

Snow, Slopes, and Service: A Winning Combination

In addition to the family-oriented amenities, Holiday Valley consistently receives high marks for its ski town vibes and grooming. This season, SKI Magazine readers pointed out the excellent work by the snow-making and grooming teams who ensure the trails are always in peak condition, regardless of the weather. The attention to detail and commitment to high standards make a noticeable difference for skiers and snowboarders, who can enjoy reliable conditions on a well-maintained mountain.

More Than Just Skiing: Après Entertainment

For those looking to make their visit a true vacation experience, the Village of Ellicottville's lively dining and nightlife scene adds even more vacation appeal. Local dining spots offer everything from cozy comfort food to elevated cuisine, while independently owned shops invite visitors to enjoy a bit of local culture. Ellicottville's friendly vibe, paired with Holiday Valley's dedication to excellent service, creates an ideal atmosphere for après-ski enjoyment.

Winter Adventures Beyond the Slopes

While skiing is the primary draw, Holiday Valley offers more than just slopes. Kids and adults alike will enjoy the mountain coaster and snow

tubing. The Ellicottville Oasis Spa, located in the ski-in/ski-out Tamarack Club gives adults the opportunity to treat themselves after a fun day out on the slopes. These additional winter activities make it easy for families to have a variety of fun experiences together, creating memories that extend beyond the slopes.

Locking In Your Holiday Valley Experience

Holiday Valley's ranking in the 2025 SKI Magazine Reader Survey reflects its dedication to offering a standout guest experience with high-quality facilities and an exceptional staff. If you're planning a winter vacation, now's the perfect time to book a trip to the only Western New York resort to receive such high accolades this year. Whether it's a quick trip or an extended stay, Holiday Valley has everything you need for an unforgettable winter getaway.

For more information on [booking your visit](#) or [purchase a season pass](#), explore our website and see why SKI Magazine readers rate Holiday Valley as a premier destination for family fun, excellent skiing, and all-around on-snow excitement. We look forward to welcoming you to an unforgettable season!

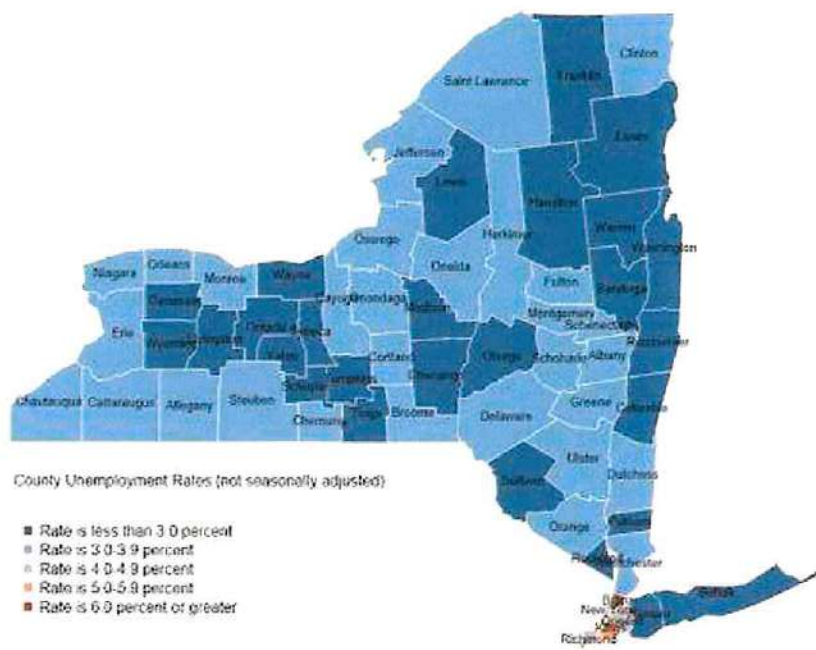
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FEATURED

State: Local unemployment rates dropped in September

By BOB CLARK bclark@oleantimesherald.com

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New York State's unemployment rate is 4.0%



Courtesy NYS Department of Labor

Local unemployment rates were down in September as more workers were on the job, the state Department of Labor reported.

The Cattaraugus County unemployment rate was 3.2% in September, down from 4.5% in August and 3.9% in September 2023.

The labor force totaled 32,900 in September, up from 32,200 in August but down from 33,400 in September 2023. The employed labor force totaled 31,900 in September, up from 30,800 in August and down from 32,100 in September 2023. The unemployed labor force totaled 1,100 in September, down from 1,400 in August and 1,300 in September 2023.

The Allegany County unemployment rate was 3.2% in September, down from 4.5% in August and 3.9% in September 2023.

The labor force totaled 19,800 in September, up from 18,800 in August and 19,700 in September 2023. The employed labor force totaled 19,200 in September, up from 18,000 in August and 19,000 in September 2023. The unemployed labor force totaled 600 in September, down from 800 in August and 700 in September 2023.

The U.S. Bureau of Labor Statistics defines employed as any person who worked at least one hour as a paid employee, in their own business, were temporarily absent from work, or worked without pay for at least 15 hours on a family farm. The definition for unemployed includes those who were not employed but were available to work and made at least one specific, active effort to find a job in the previous four weeks or were temporarily laid off. All rates come from surveys and methods created by the federal Bureau of Labor Statistics, and are not adjusted for seasonal variations. Allegany County's unemployment peaked this year in January at 5.7%, while the Cattaraugus County rate also peaked in January at 5.3%.

Statewide, the unemployment rate was 4% in September, down from 4.9% in August and 4.2% in September 2023. There were 9.3 million New Yorkers employed in September.

The county with the highest unemployment was Bronx County at 6.8%. The highest outside of New York City was 3.7% in Fulton County, followed by 3.5% in Chemung County. The lowest unemployment rate was 2.5% in Columbia, Saratoga and Yates counties. Across the state's 62 counties, 27 counties saw unemployment rates between 2.5% and 2.9%.

Nationwide, BLS reported that the unemployment rate was 4.1% and 7.1 million people were unemployed, flat from August, but up from a 3.8% rate in September 2023.

South Dakota reported the lowest jobless rate at 2%, followed by Vermont at 2.2% and North Dakota at 2.3%. The highest rate was in Nevada, at 5.6%.

Bob Clark