

**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 Budget 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.