

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**November 19, 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  
Ms. Ginger Schroder  
Mr. Michael Wimer  
Mr. Thomas Cullen

**Excused:**

Mr. Brent Driscoll

**CCIDA Staff/Counsel:**

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

**Presenters/Guests:**

Mr. Bob Clark, Olean Times Herald (via zoom)

Mr. Buffamante called the meeting to order at 11:17 a.m.

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

**A Motion was made by James Snyder seconded by Michael Wimer to accept the Board Meeting Minutes from October 15, 2024. All in favor. Motion Carried.**

**\*Resolution from Prior Application/Project in Process\***

-Mr. Wiktor indicated the first item on the agenda is JMI where they are going to purchase and reconstruct the property at 229 Homer Street in the City of Olean. It would complete a few modulars of what Olean Industrial Park was missioned back in 1980 where the IDA purchased it with the USDA, an 80-acre parcel through commerce and economic development so this project would include all of those, a remediated brownfield site, new jobs and business in the City as well as serve a need that is needed in that part of the County with their products. They are aggressively looking to get going on the project, we did have the public hearing on November 12, 2024 in the City of Olean and the comments are in the minutes. The only point in question was the land use and the zoning board of appeals had a board meeting and stated that the board reviewed the application and definition of the industrial use zone, as well as permit issues in that zone, and determined a ready-mix concrete plant is permitted and a variance was not required.

**1.) – Jamestown Macadam, Inc.:**

-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.**

**Resolution:**

**A Motion was made by James Snyder seconded by Thomas Cullen, 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** A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Snyder, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.** Mr. Driscoll was excused. *(Mr. Wimer stated his institution does business with Jamestown Macadam, Inc.; however, he has no financial interest in the Company or this particular project.)*

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

-Mr. Wiktor gave a project update and some very exciting news that has transpired over the last few weeks. He stated a lot of progress has happened, they have put in some ties and are picking up new ties this week, Revolution Rail is coming to town tomorrow for a meeting and everything is progressing as to be expected we are very happy with the way things are moving.

**Village of Cattaraugus: New York Forward Presentation:**

-Mr. Wiktor indicated last Wednesday, November 13<sup>th</sup>, The Village of Cattaraugus and he 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. Mr. Wiktor asked Tom Cullen to provide a further overview.

-Mr. Cullen indicated there are four main projects that the Village is looking for, the biggest one being the rail bikes which would include a music venue, a pavilion, and small buildings that would house things such a farmers' market or a Christmas market. The second project would be the hotel as it would have a big impact on revitalization. The third project is housing which would be the in old school and a buffalo developer is interested in the project. The last project is the Methodist church which the Village is potentially interested in purchasing. Mr. Wiktor indicated they hope to hear as to a decision if they receive an award in the upcoming months.

**\*CCIDA Financial Reports:**

**A Motion was made by Michael Wimer seconded by Joseph Higgins** to accept the August and October 2024 CCIDA Operating Statement as presented to the Board. All in Favor - **Motion Carried.** Mr. Driscoll was excused.

**\*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:**

-Mr. Wiktor indicated he has had a very active month with outreach and meetings. He indicated on Thursday he had a meeting in Cattaraugus as he has been aggressively working to bring a manufacturing company into the Village of Cattaraugus in the former Setterstix building as well as the former TodCo building. He has also been putting out some feelers with respect to food agriculture/food manufacturing center with our partnership with the County as they have been assisting us in trying to recruit this manufacturer to the County. Mr. Wiktor indicated he has also been meeting a several small businesses over the weeks, one of which should be submitting an application in December, and also working with a regional developer related to a potential project in the Ellicottville area.

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

- ✓ 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 agriculturally 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:**

**A Motion was made by James Snyder seconded by Joseph Higgins** to go into Executive Session for Attorney/Client Privilege at 11:35 a.m. All in Favor – **Motion Carried**. Mr. Driscoll was excused.

**A Motion was made by Joseph Higgins seconded by James Snyder** to exit Executive Session and return to the regular meeting at 1:05 p.m. All in Favor – **Motion Carried**. For the official record, no action was taken in the Executive Session. Mr. Driscoll was excused.

**A Motion was made by Michael Wimer seconded by Joseph Higgins** to adjourn the meeting at 1:08 p.m. All in Favor – **Motion Carried**.

**\* Next CCIDA Board of Directors Meeting: January 14, 2025 at 11:15 a.m.**  
**at the CCIDA Offices**  
**9 E. Washington Street**  
**Ellicottville, NY**  
**and also, via Zoom.**