

County of Cattaraugus
Industrial Development Agency

BOARD OF DIRECTORS MEETING - AGENDA

Tuesday, January 14, 2025
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 November 19, 2024 CCIDA Board of Directors Meeting Minutes:

New Applications/Projects

-1.) -Creeley Construction/Hidden Gems Family Resorts, LLC:

-Hidden Gems Family Resorts/Creeley Construction (Aranar) is a local Real Estate development Company in Western New York is seeking NYS sales tax, NYS mortgage tax and real property tax benefits (PILOT) for the construction of 30 short term rentals collectively known as a "Landscape Hotel", along with an amenity building and associated parking on property located at 7060 NYS Route 242 in the Town of Mansfield. The developer has a rental destination unit which has been operational since 2023 in Mansfield/Ellicottville located near HoliMont.

Please see their website at: <https://aranar.com/> to see their unit and what they are proposing (similarly) with this Landscape Hotel to be constructed.

-The Total Project Investment: \$10,500,000.

-2.) Olean Union Sales Corp.:

-Olean Union Sales Corp. A family-owned building material supplier located in Olean that has been in business since 1919 has submitted an application to the IDA seeking NYS mortgage tax, NYS sales tax and real property tax benefits (PILOT) for the construction of a new 6,000 square foot building that will allow them to expand their product services and materials at 426 South Union Street, Olean, New York. *Reference materials on the business and their services has been included in the application.*

-The Total Project Investment: \$750,000.

Prior Approved Projects

-1.) –Omni Otto A, LLC:

- Omni Otto A, LLC has notified the IDA of a change of control relative to the project which was approved on January 8, 2021 whereby the current 100% holder of the membership interest in the company being OYA Renewable Construction Holdings 2 LLC will transfer 100% of its membership interest in the company to Radial Power, LLC. The IDA hereby is proposing to consent to the assignment subject to the terms and conditions of the Resolution and to authorize the execution and delivery of certain documents and agreements.

√ Resolution – Omni Otto A, LLC

-2.) –Omni Otto B, LLC:

-Omni Otto B, LLC has notified the IDA of a change of control relative to the project which was approved on January 8, 2021 whereby the current 100% holder of the membership interest in the company being OYA Renewable Construction Holdings 2 LLC will transfer 100% of its membership interest in the company to Radial Power, LLC. The IDA hereby is proposing to consent to the assignment subject to the terms and conditions of the Resolution and to authorize the execution and delivery of certain documents and agreements.

√ Resolution – Omni Otto B, LLC

-3.) –Omni Otto C, LLC:

-Omni Otto C, LLC has notified the IDA of a change of control relative to the project which was approved on January 8, 2021 whereby the current 100% holder of the membership interest in the company being OYA Renewable Construction Holdings 2 LLC will transfer 100% of its membership interest in the company to Radial Power, LLC. The IDA hereby is proposing to consent to the assignment subject to the terms and conditions of the Resolution and to authorize the execution and delivery of certain documents and agreements.

√ Resolution – Omni Otto C, LLC

-RevRail Update:

- A seven (7) year license agreement between Revolution Rail and the IDA was signed and executed in December 2024. RevRail looks to open and start rail bikes in May!

***CCIDA Financial Reports:**

- Approval of **November 2024** Financial Reports
- Approval of **December 2024** Financial Reports
- Update on Certificates of Deposits

***Income for December 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)**

***Income for January 2025 (\$1,500.00)**

- \$1,5000 – Application Fee from Olean Union Sales Corp.**
- General update on projects in process; including the Agency has 2 projects in the closing stage which should close in the 1st quarter of this year.*

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions, Snapshot):

- ✓ Meeting with developer of potential apartment project in Ellicottville. Apartments are very much needed!
- ✓ Meeting with Nick Ferreri at Field of Dreams regarding project updates and tour of facilities.
- ✓ Met with developer of potential project in Olean.
- ✓ Continued discussion's with an out of area manufacturer who we are trying to lure to Cattaraugus County.
- ✓ Discussed a project/application with a Ellicottville area Company of an IDA project relating to the business needs in the Spring of 2025.
- ✓ Discussing a manufacturing project in the Franklinville area. More to follow in Feb.
- ✓ Met with a Commercial Real estate Firm relating to their listing of the former Bimbo USA facility in Olean.

- ✓ Working with Rich Schechter from Cushman Wakefield with respect to marketing and trying to fill the former Frank Ralph's building in Cattaraugus.
- ✓ Meeting in Cattaraugus regarding RevRail.
- ✓ Participated in NYS Energy Future Zoom meeting.
- ✓ Attended Community Action Enterprise Board Meeting.
- ✓ Attended Laine Business Accelerator Community showcase in December.
- ✓ Attended Cattaraugus County Economic Development Team meeting relating to the Grant that the Economic Development won from the Ralph J. Wilson Foundation.
- ✓ Meeting with Mark Storch regarding a new Campground in the County, along with the developers Engineering Firm who is trying to put the project together. .
- ✓ Meeting with developer regarding potential Mansfield project.
- ✓ Meeting with Olean Sales regarding new project.
- ✓ Meeting with an out of state developer who is considering multiple projects in the central part of the County. More to follow.
- ✓ Attended Western New York Regional IDA holiday luncheon.
- ✓ Met with Harold Hibbard who owns a commercial building within the County to assist a possible project.
- ✓ Attended OBDC Board Meeting.
- ✓ Conducted 3 Public Hearings relating to the proposed Alle-Catt Wind project.
- ✓ Meeting with Kinley Contractors on a variety of development projects.
- ✓ Had several meetings with a County Not-For-Profit who is considering doing a sizeable bond/project. Possible application in Feb./March.
- ✓ Meeting with Scott Symans and Mark Storch relating to the rehab of the rail line in Cattaraugus.
- ✓ Met with Bob Murray for a lengthy meeting relating several on-going IDA items.
- ✓ Putting together some stats and figure showing and highlighting several IDA recent projects to show the impact and positive economic development thrust that each project has delivered.
- ✓ Meeting with developer of potential project in Ellicottville area.
- ✓ Meeting with Hart Hotels regarding potential Cattaraugus project.
- ✓ Met with Jean Smith from the Rusty Rooster relating to their expansion project. Possible Feb. application.

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

- ✓ **Olean Star:** Article: Update on Great Lakes Cheese project and producing cheese at the new plant!
- ✓ **Olean Times Herald:** Article: "*DEC: Benson finishes 351 brownfield cleanup*". Great news on a former IDA project.
- ✓ **Handout/Department of Labor:** "*State Labor Department Releases Preliminary November 2024 Area Unemployment Rates*".
- ✓ **Federal Reserve Bank of New York:** Article: "*Empire State Manufacturing Survey*".

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 February 18, 2025 at 11:15 a.m. at the IDA Office.**

Zoom Meeting access Information:

Topic: County of Cattaraugus IDA Meeting

Time: Jan 14, 2025 11:15 AM Eastern Time (US and Canada) Join Zoom Meeting

<https://us02web.zoom.us/j/87891872556?pwd=kdV6mP1FdNouHj9QbyqAVgaaEvYmat.1>

Meeting ID: 878 9187 2556

Passcode: 104721

One tap mobile

+19292056099,,87891872556#,,,,*104721# US (New York)

Dial by your location

• +1 646 931 3860 US

• +1 929 205 6099 US (New York)

**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 13th, 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 as 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 in the 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.

APPLICATION FOR FINANCIAL ASSISTANCE



Name of Applicant: Greeley Construction / ^{*}Hidden Gems Family Resorts, LLC

Date Submitted: Jan. 14, 2025

County of Cattaraugus Industrial Development Agency
P. O. Box 1749
9 East Washington Street
Ellicottville, New York 14731
Phone (716) 699-2005
fax (716) 699-2942
e-mail info@cattcoida.com
web www.cattcoida.com

I. Eligibility Questionnaire - Applicant Background Information

Answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name: Creeley Construction / Hidden Gems Family Resorts, LLC.
Applicant Address: 2343 Union Road
City/Town: Cheektowaga State: NY Zip: 14227
Phone: HL-870-0382
E-mail: jakec@aramar.com

B) Business Organization (check appropriate category):

Corporation [] Partnership []
Public Corporation [] Joint Venture []
Sole Proprietorship [] Limited Liability Company [X]
Other (specify) _____
Year Established: _____ State in which Organization is established: _____

C) Individual Completing Application:

Name: Jake Creeley
Title: member
Address: 2343 Union Road
City/Town: Cheektowaga State: NY Zip: 14227
Phone: HL-870-0382 E-Mail: jakec@aramar.com

D) Company Contact (if different from individual completing application):

Name: N/A
Title:
Address:
City/Town: State: Zip:
Phone: E-Mail:

E) Company Counsel:

Name of Attorney: Steven Bengart
Firm Name: Bengart + Demarco, LLP
Title: Partner
Address: 2655 Sheridan Drive
City/Town: Tonawanda State: NY Zip: 14150
Phone: HL-202-9105 E-Mail: sbengart@bengart-demarco.com

F) Benefits Requested (select all that apply):

- 1. Exemption from Sales Tax [X] Yes or [] No
2. Exemption from Mortgage Tax [X] Yes or [] No
3. Exemption from Real Property Tax [X] Yes or [] No
4. Tax Exempt Financing * [] Yes or [X] No
* (typically for not-for-profits & small qualified manufacturers)

G) Applicant Business Description:

Describe in detail company background, history, products and customers. Description is critical in determining eligibility: Hidden Gems Family Resorts, LLC (Arden) is a local real estate development group in WNY. They currently have Arden management as a location inside of this proposed project. Please see included information.

Estimated % of sales within Cattaraugus County: 100%
Estimated % of sales outside Cattaraugus County but within New York State: NA
Estimated % of sales outside New York State but within the U.S.: NA
Estimated % of sales outside the U.S.: NA
(*Percentage to equal 100%)

For your operations, company, and proposed project, what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Cattaraugus County 15% (3 lumber + materials)

Identify vendors within Cattaraugus County for major purchases:
- Cleaning Crew, \$40k / lawn, plowing, maintenance

II. Eligibility Questionnaire - Project Description & Details

A) Project Location

Address of Proposed Project Facility: 7060 NYS Route 242
City/Town: _____ School District: _____
SBL Number(s) for proposed Project 55,001-2-14, 55,001-2-29.4, 55,001-2-13

Current Address (if different): 7060 NYS Route 242
City/Town: Mansfield, NY

What are the current real estate taxes on the proposed Project site? \$19,000[±]
If amount of current taxes is not available, provide assessed value for each

Land: \$190,400 Buildings(s): \$221,951 *If available include a copy of current tax receipt.*
157,800 386,707 +139,300 / \$149,878 (3)

Are Real Property Taxes current at project location? Yes or No. If no, explain: _____

Does the Applicant or any related entity currently hold fee title have an option/contract to purchase the Project site? Yes or No If No, indicate name of present owner of the Project site:
Contract, looking to close Feb. 2025.

Describe the present use of the proposed Project site (vacant land, existing building, etc.):
Vacant land, single family home, small out buildings.

B) Project Description

Provide a narrative of the purpose of the proposed Project (new build, renovations, expansion), square footage of existing buildings (if any) and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility. Add an attachment if necessary.):

The construction of 30 short term rentals, along with an amenity building and associated parking on 17.5 acres. The project site is 10.6 acres on the North side of 242. This project will be a destination for visitors, travelers that want to experience a stay like no other.
L7 Landscape Hotel

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state? Yes or No

If the Proposed Project is located in a different municipality within New York State in which current operations are being undertaken, is it expected that any of the facilities in any other municipality will be closed or be subject to reduced activity? Yes or No. If Yes, you will need to complete Section V, *The Inter-municipal Move Determination*

Is the project reasonably necessary to prevent the project occupant from moving out of New York State? Yes or No. If yes, explain and identify out-of-state locations investigated, type of assistance offered and what competitive factors led you to inquire about sites outside of New York State? Provide supporting documentation if available: N/A - New project.

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes or No. If yes, indicate the Agency and nature of the inquiry below: _____

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc. Your eligibility determination will be based in part on your answer (attach additional pages if necessary): With increasing building costs, labor costs, financing costs etc. A true destination resort hotel is ever so challenging in the era of restricted lending and record inflation.

Confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the financial assistance provided by the Agency? In other words, by way of example only, you would check the "yes" box if you believe, in the event the Agency was unable to provide financial assistance, that it is likely that you would not undertake the Project. Yes or No

If the Project could be undertaken without financial assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

*The project would not happen.

If the Applicant is unable to obtain financial assistance for the Project, what will be the impact on the Applicant and Cattaraugus County? The project / Investment and units would not happen.

C) Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location? Yes or No

Describe the present zoning/land use: Single Family + Vacant Land

If a change in zoning/land use is required, provide details/status of any request for change of zoning/land use requirements: Yes - Article XV, Planned Unit Development, Section 15.2

Has a project related site plan approval application been submitted to the appropriate planning department? Yes or No - Anticipated Jan. 2025

If Yes, include the applicable municipality's and/or planning department's approval resolution, the related State Environmental Quality Review Act ("SEQR") "negative declaration" resolution, if applicable, and the related Environmental Assessment Form (EAF), if applicable.

If No, list the CCIDA as, or ensure that the CCIDA is listed as an "Involved Agency" on the related EAF that will be submitted to the appropriate municipality and/or planning department for site plan approval and provide to the EAF to the lead agency and to the CCIDA. *The CCIDA is listed as an Involved Agency

If No, because site plan approval is not otherwise required, complete and submit the EAF along with this Application to the CCIDA.

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? Yes or No If yes, explain:

Has a Phase I Environmental Assessment been prepared or will one be prepared with respect to the proposed project site? Yes or No If yes, provide a copy.

D) Project Type

Select Project Type/Use for all end users at project site (you may check more than one)

- | | | | |
|----------------------------------|-------------------------------------|------------------------------|-------------------------------------|
| Acquisition of Existing Facility | <input type="checkbox"/> | Life Care Facility (CCRC) | <input type="checkbox"/> |
| Affordable/Workforce Housing | <input type="checkbox"/> | Market Rate Housing | <input type="checkbox"/> |
| Assisted Living | <input type="checkbox"/> | Mixed Use | <input type="checkbox"/> |
| Back Office | <input type="checkbox"/> | Multi-Tenant | <input type="checkbox"/> |
| Civic Facility (not for profit) | <input type="checkbox"/> | Renewable Energy | <input type="checkbox"/> |
| Commercial | <input type="checkbox"/> | Research/Design | <input type="checkbox"/> |
| Senior Housing | <input type="checkbox"/> | Retail | <input type="checkbox"/> |
| Facility for Aging | <input type="checkbox"/> | Warehousing | <input type="checkbox"/> |
| Industrial/Manufacturing | <input type="checkbox"/> | Other <u>Landscape Hotel</u> | <input checked="" type="checkbox"/> |
| Tourism Facility/Project | <input checked="" type="checkbox"/> | | |

Will customers personally visit the Project site for either of the following economic activities indicated below? If yes with respect to either economic activity indicated below, complete Section IV, Retail Questionnaire.

Retail Sales: Yes or No Services: Yes or No

*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the New York Tax Law (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

For the proposed Project Facility, indicate the square footage for each of the uses outlined below:

**If applicant is paying for FFE for tenants, include in cost breakdown

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial	4,500		75%
Retail (see retail questionnaire)			
Office			
Renewable Energy			
Specify Other - <i>handicap Hotel</i>	30,000 ±		85%

30 units -
1,000 sq. ft.

What is the estimated project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: March 2025
2. Estimated completion date of project: Jan 1, 2026 ±
3. Project occupancy - estimated starting date of occupancy: Jan 2026 ±

E) Overall Project Costs

Estimated costs in connection with Project:

1. Land and/or Building Acquisition 17.5 acres _____ square feet \$ 2,000,000
2. New Building Construction 30,000 square feet \$ 6,000,000
3. New Building Addition(s) 4,500 square feet \$ 1,500,000
4. Infrastructure Work \$ _____
5. Reconstruction/Renovation _____ square feet \$ _____
6. Manufacturing Equipment \$ _____
7. Non-Manufacturing Equipment (furniture, fixtures, etc.) \$ 1,000,000
8. Soft Costs: (Legal, architect, engineering, etc.) \$ _____
9. Other, Specify: _____ \$ _____

TOTAL Costs: \$ 10,500,000 ±

Construction Cost Breakdown:

Total Cost of Construction \$ 8,900,000 (sum of 2,3,4 and 5 above)
 Cost of materials: \$ _____
 % sourced in Cattaraugus County 15 ± %

Have any of the above costs been paid or incurred as of the date of this application? Yes or No
 If yes, describe: _____

Sources of Funds for Project:

Bank Financing \$ TBD
 Equity (excluding equity that is attributed to grants/tax credits) \$ TBD
 Public Sources (Include sum total of all state and federal grants and tax credits) \$ MA
 Identify each state and federal grant/credit: (i.e. Historic Tax Credit, New Market Tax Credit, Brownfield Cleanup Program, ESD, other public sources)
 _____ \$ _____
 _____ \$ _____
 _____ \$ _____
 Total Sources of Funds for Project Costs: \$ TBD - Reviewing Banks currently 1/25

Have you secured financing for the project? Yes No. If yes, provide a copy of the loan commitment to the Agency.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only): \$ MA

Sales and Use Tax Benefit: Gross amount of costs for goods and services that are subject to State and Local Sales and Use Tax - said amount to benefit from the Agency's sales and use tax exemption benefit: \$ 8,500,000[±]

Estimated State and Local Sales and Use Tax Benefit (multiply 8.0% by the figure, above): \$ 680,000[±]

*** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate above represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application, unless otherwise amended and approved by the Agency. The Agency may utilize the estimate above as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Mortgage Recording Tax Exemption Benefit: Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ TBD

Estimated Mortgage Recording Tax Exemption Benefit (multiply the mortgage amount as indicated above by 1.25 %): \$ TBD

} will provide when known

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit (487, 485-b, other): N/A

IDA PILOT Benefit: See Section VI of this Application. Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT.

7 14-year Tourism Destination -

F) Job Retention and Job Creation

Is the project necessary to expand project employment? Yes or No

Is project necessary to retain existing employment? Yes or No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time (FT)	-	3	3	3
Part Time (PT)	-	2+	2+	2+
Total ***	-	5+	5+	5+

** The Labor Market Area includes the Counties of Cattaraugus, Erie, Allegany, Chautauqua and Wyoming. For purposes of this question, estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.

*** By statute, Agency staff must project the number of FT jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the two-year time period following Project completion. Agency staff converts PT jobs into FT jobs by dividing the number of PT jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of jobs to be retained and/or created	# of employees retained and/or created	Average salary for Full Time	Average fringe benefits for full time	Average salary for part time, if applicable	Average fringe benefits for part time, if applicable
Management					
Professional	3	\$61,000			
Administrative					
Production					
Independent Contractor					
Other					

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Payroll Information:

Annual Payroll at proposed project site upon project completion
Estimated average annual salary of jobs to be retained (full time)
Estimated average annual salary of jobs to be retained (part time)
Estimated average annual salary of jobs to be created (full time)
Estimated average annual salary of jobs to be created (part time)
Estimated salary range of jobs to be created

\$ 200,000 + -with PT
\$ _____
\$ _____
\$ _____
\$ _____

From (full time) \$ _____ To (full time) \$ _____
From (part time) \$ _____ To (part time) \$ _____

N/A

III. Part A: Facility Type - Multi-Tenant Determination

If this is a Single-Use facility fill in section A. If this is a Multi-Tenant fill in section B.

A) For Single Use Facility (to be filled out by developer):

Occupant Name: _____
 Address: _____
 City/Town: _____ State: _____ Zip: _____
 Contact Person: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Federal ID #: _____ NAICS Code: _____

B) Multi-Tenant Facility (to be filled out by developer):

Have any tenant leases been entered into for this project Yes or No.

If yes, list below and provide square footage to be leased to tenant and NAICS Code for tenant and nature of business.

Tenant Name	Current Address (city, state, zip)	# of sq. ft. and % of total to be occupied at new project site	Briefly describe type of business, products services

N/A

N/A

Part B: Tenant Form

**** This section must be completed for each proposed tenant ****

A Retail Questionnaire will need to be prepared for each proposed tenant if customers will personally visit the tenant to either participate in a retail sale transaction or pay for a service.

An Inter-Municipal Move Determination will need to be completed for each proposed tenant that is relocating from another municipality or abandoning an existing facility.

Property Address: _____

City/Town: _____

Tenant Name: _____

Amount of space to be leased: _____ SF. What percentage of the building does this represent? _____ %

Are terms of the lease: GROSS or NET

If GROSS lease, explain how Agency benefits are passed to the tenant: _____

Estimated date of occupancy: _____, 20_____

Company Name: _____

Current Address: _____

City/Town: _____ State: _____ Zip: _____

Local Contact Person: _____ Title: _____

Phone: _____ E-mail: _____

Company President/General Manager: _____

Number of employees to be relocated to new project location:

Full-Time: _____ Part-Time: _____ Total: _____

List the square footage which the proposed tenant will lease at the Project location: _____ SF

List the square footage which the proposed tenant leases at its present location(s): _____ SF

Will the project result in relocation from one municipality to another and/or abandonment from other tenant/user(s) facilities in New York State?

Yes or No.

If Yes, fill out Inter-Municipal-Move Determination form.

What will happen to the existing facility once vacated? _____

If leased, when does lease expire? _____, 20_____

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit? Yes or No. If yes, provide details as to location, and amount of leased space, how long leased? _____

N/A

IV. Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Answer the following:

A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes or No. If the answer is yes, continue below. If no, proceed to next section

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 100%. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to Inter-Municipal Move Determination.

If the answer to A is Yes AND the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation Yes or No.
2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Cattaraugus, Erie, Allegany, Chautauqua and Wyoming counties) in which the project will be located? Yes or No
3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes or No
4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes or No.

If yes, explain This truly one of a kind landscape hotel will bring a facet of lodging and guest experience that is not widely offered to tourists and guests of the county & region.

5. Is the project located in a Highly Distressed Area? Yes or No

NA

V. Inter-Municipal Move Determination

If completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, then it must be shown that Agency Financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address: _____
City/Town: _____ State: _____ Zip: _____

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? Yes or No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes or No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: _____

Does the Project involve relocation or consolidation of a project occupant from another municipality?

Within New York State Yes or No
Within Cattaraugus County Yes or No

If Yes to either question, explain: _____

What are some of the key requirements the project occupant is looking for in a new site (for example minimum of number of sq. ft., 12 foot ceilings, truck loading docks, thruway accessibility. etc.)

If the project occupant is currently located in Cattaraugus County and will be moving to a different municipality within Cattaraugus County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located? Yes or No

What factors have led the project occupant to consider remaining or locating in Cattaraugus County? _____

If the current facility is to be abandoned, what is going to happen to the current facility that the project occupant is located in? _____

NA

Provide a list of properties considered, and reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.)

Property (Address)

N/A

Reason

N/A

VI. Estimate of Real Property Tax Abatement Benefits* and Percentage of Project Costs financed from Public Sector sources**

** This Section of the Application will be: (i) completed by CCIDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

CCIDA Staff will insert and/or prepare appropriate PILOT Benefit information.

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
\$ 10,500		\$ 680,000	\$ 750	NA

Calculate % (Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: _____%

Attachment A: Representations, Certifications and Indemnification

Jacob Creeley (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the member (title) of Creeley Const. / Hidden Gems Family Investments, LLC (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. **Job Listings:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. **First Consideration for Employment:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. **The Applicant acknowledges that certain environmental representations will be required at closing.** The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05 and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.

- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

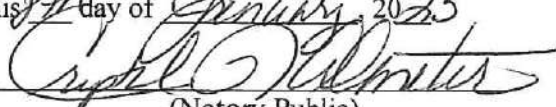
STATE OF NEW YORK)
 COUNTY OF CATTARAUGUS) ss.:

Jake Creeley, being first duly sworn, deposes and says:

1. That I am the member (Corporate Office) of Creeley Construction ^{Hidden Gems Family Resorts, LLC} (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


 (Signature of Officer)

Subscribed and affirmed to me under penalties of perjury

this 14 day of January, 2025

 (Notary Public)

CRYSTAL L. ALMETER, #01AL5088075
 Notary Public, State of New York
 Qualified in Cattaraugus County
 My Commission Expires November 10, 2025

- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency:
- (i) a non-refundable \$1,500.00 application processing and publication fee (the "Application Fee") at time of application submission payable CCIDA;
 - (ii) Unless otherwise agreed to by the Agency, an amount equal to one and one quarter percent (1.0625%) of the total project costs, at the time of issuance of Financial Assistance/closing;
 - (iii) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's

bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant has read and understands the Agency's Policy Respecting Recapture of Agency Benefits (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture or modification of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

Attachment B: CCIDA Insurance Requirements

**COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY
(Insurance Specifications as of November 1, 2022)**

A summary of CCIDA insurance requirements follows. Please note that insurance is to be provided by the Company and/or Project owner after Board approval and prior to utilization of CCIDA financial assistance, and shall be maintained during the term of any applicable Agent Agreement and/or Lease Agreement by and between the CCIDA and the Company.

During the term of an Agent Agreement and/or a Lease Agreement entered into with the County of Cattaraugus Industrial Development Agency an **ACORD 25-Certificate of Liability Insurance and ACORD 855 NY-New York Construction Certificate of Liability Addendum** shall be provided evidencing the following insurance is currently maintained and in force with an insurance carrier approved to do business in the State of New York and maintaining an A.M. Best Rating of A- or better showing County of Cattaraugus Industrial Development Agency as Certificate Holder. It is our suggestion that you share these requirements with your current insurance agent, broker or insurance company.

Acceptable Certificates of Insurance shall indicate the following minimal coverage, limits of insurance, policy numbers and policy effective and expiration dates.

Commercial General Liability: Agent and subcontractors shall provide such coverage on an occurrence basis for the named insured's premises & operations and products-completed operations. Blanket Contractual Liability provided within the "insured contract" definition may not be excluded or restricted in any way. Property damage to work performed by subcontractors may not be excluded or restricted nor shall the Additional Insured's coverage for claims involving injury to employees of the Named Insured or their subcontractors be excluded or restricted. The "insured contract" exception to the Employers Liability exclusion also may not be removed or restricted in any way.

These coverages are to be properly evidenced by checking the appropriate box(es) on the **ACORD 855-NY Construction Certificate of Liability Addendum's** Information Section, Items G, H, I and L. Policy shall have attached **Designated Location(s) General Aggregate Limit CG 25 04** endorsement.

Limits expressed shall be no less than:

General Aggregate	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
Per Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
Fire Damage Liability	\$ 100,000
Medical Payments (per person)	\$ 5,000

County of Cattaraugus Industrial Development Agency shall be named as Additional Insured per **ISO Form CG 20 26-Additional Insured Designated Person or Organization** to provide coverage for the Additional Insured. Coverage shall apply on a Primary & Non-Contributory basis. All insurance required of the Company shall waive any right of subrogation of the insurer against any person insured under such policy, and waive any right of the insurer to any off-set or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any person insured under such policy.

ACORD 855 NY-New York Construction Certificate of Liability Insurance: It is not uncommon for insurers to modify the standard ISO policy language with endorsements that result in modifications to language preferred by the insurer. This addendum is required to supplement the **ACORD 25-Certificate of Liability Insurance** with additional information that provides a more detailed expression of the types of coverage required. Specifically required coverages may be excluded or limited by the attachment of exclusionary or limitation endorsements. This

addendum provides the insurer the ability to certify coverage provided by the absence of such exclusionary or limiting modifications.

Blanket Additional Insured endorsement to include — Owner, Lessees or Contractors - Automatic Status For Other Parties When Required in Written Construction Agreement — Wording should include any other person or organization you are required to add as an additional insured under the contract or agreement (**Paragraph 2 of CG 20 38 04 13 or equivalent**).

Any scheduled person or organization section of the additional insured endorsement containing wording other than designated names shall not be accepted.

Automobile Liability: Business Auto Liability with limits of at least \$1,000,000 each accident. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.

County of Cattaraugus Industrial Development Agency shall be included as Additional Insured on a Primary & Non-Contributory basis on the auto policy. All insurance required of the Company shall waive any right of subrogation of the insurer against any person insured under such policy and waive any right of the insurer to any off-set or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any person insured under such policy.

Umbrella/Excess Liability: Commercial Umbrella or excess liability for a limit of at least \$5,000,000 per occurrence with a \$5,000,000 Aggregate. Coverage should respond on a follow-form basis and excess over the aforementioned underlying policy limits. County of Cattaraugus Industrial Development Agency shall be named as Additional Insured. Coverage shall apply on a Primary & Non-Contributory basis.

Workers Compensation/Disability Insurance:

- i) The Company and/or Project Owner shall provide evidence of insurance and maintain Workers Compensation/Disability insurance as required by statute. County of Cattaraugus Industrial Development Agency shall be named as the Certificate Holder.
- ii) **Accepted Forms:**

Workers Compensation Forms		DBL (Disability Benefits Law) Forms	
CE-200	Exemption	CE-200	Exemption
C-105.2	Commercial Insurer	DB-120.1	Insurers
S1-12	Self-Insurer	DB-155	Self-Insured
GS1-105.2	Group Self-Insured		
U-26.3	New York State Insurance Fund		

If the Company and/or Project owner have no employees, the Company and/or Project owner shall provide a completed and signed Form CE-200 or later revision, which is found on the New York State Workers Compensation Board website: www.wcb.ny.gov/. This form is to be completed on-line, printed, and signed.

CCIDA Address: All evidence of insurance shall be sent to:

County of Cattaraugus Industrial Development Agency
 9 East Washington Street
 Ellicottville, NY 14731

Attachment C: CCIDA Attorney Fee Schedule

CCIDA Attorney Fees:

Project Amount	Standard Agency Counsel Fee
<=\$499,000	\$5,000
<=\$500,000 - < \$999,999	\$7,500
>\$1M - <\$1,999,999	\$9,000
>\$2M - <\$3,999,999	\$15,000
>\$4M - < \$5,799,000	\$20,000
>\$5,800,00	1/3 of Agency Administrative Fee (currently 1.0625% of the Project Amount)

If a project application is withdrawn or does not close, the applicant is responsible for any costs incurred by the agency on behalf of the project.

APPLICATION FOR FINANCIAL ASSISTANCE



Name of Applicant: January 14, 2025

Date Submitted: Olean Union Sales Corp.

County of Cattaraugus Industrial Development Agency
P. O. Box 1749
9 East Washington Street
Ellicottville, New York 14731
Phone (716) 699-2005
fax (716) 699-2942
e-mail info@cattcoida.com
web www.cattcoida.com

I. Eligibility Questionnaire - Applicant Background Information

Answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name: Olean Union Sales Corp.
Applicant Address: 426 S. Union Street
City/Town: Olean State: New York Zip: 14760
Phone: 716-372-4766
E-mail: srbjr25@gmail.com

B) Business Organization (check appropriate category):

Corporation Partnership
Public Corporation Joint Venture
Sole Proprietorship Limited Liability Company
Other (specify) _____
Year Established: _____ State in which Organization is established: _____

C) Individual Completing Application:

Name: Steven Blaske
Title: owner
Address: 426 S. Union Street
City/Town: Olean State: NY Zip: 14760
Phone: 716-372-4766 E-Mail: see above

D) Company Contact (if different from individual completing application):

Name: NA.
Title: _____
Address: _____
City/Town: _____ State: _____ Zip: _____
Phone: _____ E-Mail: _____

E) Company Counsel:

Name of Attorney: Eric M. Firkel Esq.
Firm Name: Eric Firkel Esq. (Shane + Firkel, PC)
Title: owner
Address: 757 E. State Street
City/Town: Olean State: NY Zip: 14760
Phone: 716-397-4994 E-Mail: shane.firkel@gmail.com

F) Benefits Requested (select all that apply):

1. Exemption from Sales Tax Yes or No
2. Exemption from Mortgage Tax Yes or No
3. Exemption from Real Property Tax Yes or No
4. Tax Exempt Financing * Yes or No

* (typically for not-for-profits & small qualified manufacturers)

G) Applicant Business Description:

Describe in detail company background, history, products and customers. Description is critical in determining eligibility: Clean Union Sales has been a Family owned building material supplier since 1919. The EOP did include a print out of products and services that the business provides not only within the County, but the Region as well.

Estimated % of sales within Cattaraugus County: 70%
Estimated % of sales outside Cattaraugus County but within New York State: 30%
Estimated % of sales outside New York State but within the U.S.: NA
Estimated % of sales outside the U.S.: NA
(*Percentage to equal 100%)

For your operations, company, and proposed project, what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Cattaraugus County 20% - due to materials they sell + install

Identify vendors within Cattaraugus County for major purchases: - Southwester Electric, Close's Lumber, FRR Supply, Al Lemon Service and T/W for their vehicles.

II. Eligibility Questionnaire - Project Description & Details

A) Project Location

Address of Proposed Project Facility: 426 South Union Street
City/Town: Clean School District: Clean Central School
SBL Number(s) for proposed Project 94,073-5-37, 94,073-5-40, 94,073-5-38

Current Address (if different): Same
City/Town: -

What are the current real estate taxes on the proposed Project site? \$18,306
If amount of current taxes is not available, provide assessed value for each

Land: \$ 37,700 Buildings(s): \$ 462,162 *If available include a copy of current tax receipt.*

Are Real Property Taxes current at project location? Yes or No. If no, explain: _____

Does the Applicant or any related entity currently hold fee title have an option/contract to purchase the Project site? Yes or No. If No, indicate name of present owner of the Project site: _____

Describe the present use of the proposed Project site (vacant land, existing building, etc.):
Vacant site (s)

B) Project Description

Provide a narrative of the purpose of the proposed Project (new build, renovations, expansion), square footage of existing buildings (if any) and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility. Add an attachment if necessary.):

- Construction of 6,000 sq. ft. new construction building that will allow Clean Union Sales Corp. to grow its products, service and materials. The business has been family owned since 1919.

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state? Yes or No

If the Proposed Project is located in a different municipality within New York State in which current operations are being undertaken, is it expected that any of the facilities in any other municipality will be closed or be subject to reduced activity? Yes or No. If Yes, you will need to complete Section V, *The Inter-municipal Move Determination*

Is the project reasonably necessary to prevent the project occupant from moving out of New York State? Yes or No. If yes, explain and identify out-of-state locations investigated, type of assistance offered and what competitive factors led you to inquire about sites outside of New York State? Provide supporting documentation if available: Close proximity to PA and other locales. Will keep a business that's been in place since 1919.

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes or No. If yes, indicate the Agency and nature of the inquiry below:

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary): Increased financing costs, labor wages, profit record in flatline and a very competitive market.

Confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the financial assistance provided by the Agency? In other words, by way of example only, you would check the "yes" box if you believe, in the event the Agency was unable to provide financial assistance, that it is likely that you would not undertake the Project. Yes or No

If the Project could be undertaken without financial assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

NA

If the Applicant is unable to obtain financial assistance for the Project, what will be the impact on the Applicant and Cattaraugus County? Puts the project in jeopardy

C) Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location? Yes or No

Describe the present zoning/land use: 44A - Other Storage.

If a change in zoning/land use is required, provide details/status of any request for change of zoning/land use requirements: Submitted to City of Glen Planning / ZBA.

Has a project related site plan approval application been submitted to the appropriate planning department? Yes or No

If Yes, include the applicable municipality's and/or planning department's approval resolution, the related State Environmental Quality Review Act ("SEQR") "negative declaration" resolution, if applicable, and the related Environmental Assessment Form (EAF), if applicable.

If No, list the CCIDA as, or ensure that the CCIDA is listed as, an "Involved Agency" on the related EAF that will be submitted to the appropriate municipality and/or planning department for site plan approval and provide to the EAF to the lead agency and to the CCIDA.

If No, because site plan approval is not otherwise required, complete and submit the EAF along with this Application to the CCIDA.

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? Yes or No If yes, explain:

Has a Phase I Environmental Assessment been prepared or will one be prepared with respect to the proposed project site? Yes or No If yes, provide a copy.

D) Project Type

Select Project Type/Use for all end users at project site (you may check more than one)

- | | | | |
|----------------------------------|-------------------------------------|---------------------------|-------------------------------------|
| Acquisition of Existing Facility | <input type="checkbox"/> | Life Care Facility (CCRC) | <input type="checkbox"/> |
| Affordable/Workforce Housing | <input type="checkbox"/> | Market Rate Housing | <input type="checkbox"/> |
| Assisted Living | <input type="checkbox"/> | Mixed Use | <input type="checkbox"/> |
| Back Office | <input type="checkbox"/> | Multi-Tenant | <input type="checkbox"/> |
| Civic Facility (not for profit) | <input type="checkbox"/> | Renewable Energy | <input type="checkbox"/> |
| Commercial | <input checked="" type="checkbox"/> | Research/Design | <input type="checkbox"/> |
| Senior Housing | <input type="checkbox"/> | Retail | <input checked="" type="checkbox"/> |
| Facility for Aging | <input type="checkbox"/> | Warehousing | <input checked="" type="checkbox"/> |
| Industrial/Manufacturing | <input type="checkbox"/> | Other _____ | <input type="checkbox"/> |
| Tourism Facility/Project | <input type="checkbox"/> | | |

Will customers personally visit the Project site for either of the following economic activities indicated below? If yes with respect to either economic activity indicated below, complete Section IV, Retail Questionnaire.

Retail Sales: Yes or No

Services: Yes or No

*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the New York Tax Law (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

For the proposed Project Facility, indicate the square footage for each of the uses outlined below:

**If applicant is paying for FFE for tenants, include in cost breakdown

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse	6,000	\$750,000	100%
Research & Development			
Commercial			
Retail (see retail questionnaire)			
Office			
Renewable Energy			
Specify Other			

What is the estimated project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: April 2025
2. Estimated completion date of project: Jan 1, 2026
3. Project occupancy – estimated starting date of occupancy: Jan 2026

E) Overall Project Costs

Estimated costs in connection with Project:

1. Land and/or Building Acquisition \$ _____
_____ acres _____ square feet
2. New Building Construction 6,000 square feet \$ 750,000 (+)
3. New Building Addition(s) _____ square feet \$ _____
4. Infrastructure Work \$ _____
5. Reconstruction/Renovation _____ square feet \$ _____
6. Manufacturing Equipment \$ _____
7. Non-Manufacturing Equipment (furniture, fixtures, etc.) \$ _____
8. Soft Costs: (Legal, architect, engineering, etc.) \$ _____
9. Other, Specify: _____ \$ _____

TOTAL Costs: \$ 750,000 (+)

Construction Cost Breakdown:

Total Cost of Construction \$ 750,000 (sum of 2,3,4 and 5 above)
 Cost of materials: \$ 750,000
 % sourced in Cattaraugus County 100 %

Have any of the above costs been paid or incurred as of the date of this application? Yes or No
 If yes, describe: _____

Sources of Funds for Project:

Bank Financing	\$ 700,000 High Point FCU
Equity (excluding equity that is attributed to grants/tax credits)	\$ 50,000
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ N/A.
Identify each state and federal grant/credit: (i.e. Historic Tax Credit, New Market Tax Credit, Brownfield Cleanup Program, ESD, other public sources)	\$ N/A.
_____	\$ _____
_____	\$ _____
Total Sources of Funds for Project Costs:	\$ 750,000 ±

Have you secured financing for the project? Yes No. If yes, provide a copy of the loan commitment to the Agency.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only): \$ 700,000

Sales and Use Tax Benefit: Gross amount of costs for goods and services that are subject to State and Local Sales and Use Tax - said amount to benefit from the Agency's sales and use tax exemption benefit: \$ 750,000 ±

Estimated State and Local Sales and Use Tax Benefit (multiply 8.0% by the figure, above): \$ 60,000 ±

*** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate above represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application, unless otherwise amended and approved by the Agency. The Agency may utilize the estimate above as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Mortgage Recording Tax Exemption Benefit: Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$ 700,000

Estimated Mortgage Recording Tax Exemption Benefit (multiply the mortgage amount as indicated above by 1.25 %): \$ 8,750

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit (487, 485-b, other): 10 year PILOT

IDA PILOT Benefit: See Section VI of this Application. Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT.

↳ The Agency will prepare the Cost Benefit Analysis

F) Job Retention and Job Creation

Is the project necessary to expand project employment? Yes or No

Is project necessary to retain existing employment? Yes or No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time (FT)	11	11	1/2	1/2 All
Part Time (PT)	3	3	-	-
Total ***	14	14	15/16	15/16 All

** The Labor Market Area includes the Counties of Cattaraugus, Erie, Allegany, Chautauqua and Wyoming. For purposes of this question, estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.

*** By statute, Agency staff must project the number of FT jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the two-year time period following Project completion. Agency staff converts PT jobs into FT jobs by dividing the number of PT jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of jobs to be retained and/or created	# of employees retained and/or created	Average salary for Full Time	Average fringe benefits for full time	Average salary for part time, if applicable	Average fringe benefits for part time, if applicable
Management					
Professional					
Administrative					
Production	14	60,000			
Independent Contractor					
Other					

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Payroll Information:

Annual Payroll at proposed project site upon project completion \$ 840,000
Estimated average annual salary of jobs to be retained (full time) \$ _____
Estimated average annual salary of jobs to be retained (part time) \$ _____
Estimated average annual salary of jobs to be created (full time) \$ _____
Estimated average annual salary of jobs to be created (part time) \$ _____
Estimated salary range of jobs to be created
From (full time) \$ _____ To (full time) \$ _____
From (part time) \$ _____ To (part time) \$ _____

III. Part A: Facility Type - Multi-Tenant Determination

If this is a Single-Use facility fill in section A. If this is a Multi-Tenant fill in section B.

A) For Single Use Facility (to be filled out by developer):

Occupant Name: _____
 Address: _____
 City/Town: _____ State: _____ Zip: _____
 Contact Person: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Federal ID #: _____ NAICS Code: _____

B) Multi-Tenant Facility (to be filled out by developer):

Have any tenant leases been entered into for this project Yes or No.

If yes, list below and provide square footage to be leased to tenant and NAICS Code for tenant and nature of business.

Tenant Name	Current Address (city, state, zip)	# of sq. ft. and % of total to be occupied at new project site	Briefly describe type of business, products services

N/A

N/A

Part B: Tenant Form

** This section must be completed for each proposed tenant **

A Retail Questionnaire will need to be prepared for each proposed tenant if customers will personally visit the tenant to either participate in a retail sale transaction or pay for a service.

An Inter-Municipal Move Determination will need to be completed for each proposed tenant that is relocating from another municipality or abandoning an existing facility.

Property Address: _____
City/Town: _____

Tenant Name: _____

Amount of space to be leased: _____ SF. What percentage of the building does this represent? _____ %

Are terms of the lease: GROSS or NET

If GROSS lease, explain how Agency benefits are passed to the tenant: _____

Estimated date of occupancy: _____, 20_____

Company Name: _____

Current Address: _____

City/Town: _____ State: _____ Zip: _____

Local Contact Person: _____ Title: _____

Phone: _____ E-mail: _____

Company President/General Manager: _____

Number of employees to be relocated to new project location:

Full-Time: _____ Part-Time: _____ Total: _____

List the square footage which the proposed tenant will lease at the Project location: _____ SF

List the square footage which the proposed tenant leases at its present location(s): _____ SF

Will the project result in relocation from one municipality to another and/or abandonment from other tenant/user(s) facilities in New York State?

Yes or No.

If Yes, fill out Inter-Municipal-Move Determination form.

What will happen to the existing facility once vacated? _____

If leased, when does lease expire? _____, 20_____

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit? Yes or No. If yes, provide details as to location, and amount of leased space, how long leased? _____

N/A

IV. Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Answer the following:

A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes or No. If the answer is yes, continue below. If no, proceed to next section

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 50%. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to Inter-Municipal Move Determination.**

If the answer to A is Yes **AND** the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation Yes or No.
2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Cattaraugus, Erie, Allegany, Chautauqua and Wyoming counties) in which the project will be located? Yes or No
3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes or No
4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes or No.

If yes, explain Close proximity to PA. Increased costs, high financing costs, labor, materials, etc.

5. Is the project located in a Highly Distressed Area? Yes or No

NMA

V. Inter-Municipal Move Determination

If completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, then it must be shown that Agency Financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address: _____
City/Town: _____ State: _____ Zip: _____

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? Yes or No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes or No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry: _____

Does the Project involve relocation or consolidation of a project occupant from another municipality?

Within New York State Yes or No
Within Cattaraugus County Yes or No

If Yes to either question, explain: _____

What are some of the key requirements the project occupant is looking for in a new site (for example minimum of number of sq. ft., 12 foot ceilings, truck loading docks, thruway accessibility. etc.)

If the project occupant is currently located in Cattaraugus County and will be moving to a different municipality within Cattaraugus County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located? Yes or No

What factors have led the project occupant to consider remaining or locating in Cattaraugus County? _____

If the current facility is to be abandoned, what is going to happen to the current facility that the project occupant is located in? _____

NMA

Provide a list of properties considered, and reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.)

Property (Address)

Reason

N/A

VI. Estimate of Real Property Tax Abatement Benefits* and Percentage of Project Costs financed from Public Sector sources**

** This Section of the Application will be: (i) completed by CCIDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.

PILOT Estimate Table Worksheet

CCIDA Staff will insert and/or prepare appropriate PILOT Benefit information.

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
\$750,000		\$60,000	\$8,750	-

Calculate % (Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: _____ %

Attachment A: Representations, Certifications and Indemnification

John Blasko (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Owner (title) of Ocean Union Subs Corp. (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. Job Listings: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. First Consideration for Employment: In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. Annual Sales Tax Filings: In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. Employment Reports: The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05 and shall be conformed over to the Agency so that the Agency is authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.

- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency:
- (i) a non-refundable \$1,500.00 application processing and publication fee (the "Application Fee") at time of application submission payable CCIDA;
 - (ii) Unless otherwise agreed to by the Agency, an amount equal to one and one quarter percent (1.0625%) of the total project costs, at the time of issuance of Financial Assistance/closing;
 - (iii) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's

bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant has read and understands the Agency's Policy Respecting Recapture of Agency Benefits (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture or modification of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.
- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.

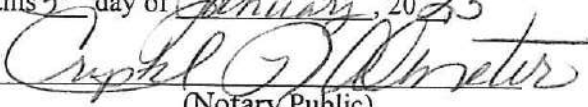
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
 COUNTY OF CATTARAUGUS) ss.:

Steve Blakse, being first duly sworn, deposes and says:

1. That I am the Owner (Corporate Office) of Clean Union Sales Corp. (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

X 
 (Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
 this 3rd day of January, 2025

 (Notary Public)

CRYSTAL L. ALMETER, #01AL5088075
 Notary Public, State of New York
 Qualified in Cattaraugus County
 My Commission Expires November 10, 2025

Attachment B: CCIDA Insurance Requirements

COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (Insurance Specifications as of November 1, 2022)

A summary of CCIDA insurance requirements follows. Please note that insurance is to be provided by the Company and/or Project owner after Board approval and prior to utilization of CCIDA financial assistance, and shall be maintained during the term of any applicable Agent Agreement and/or Lease Agreement by and between the CCIDA and the Company.

During the term of an Agent Agreement and/or a Lease Agreement entered into with the County of Cattaraugus Industrial Development Agency an **ACORD 25-Certificate of Liability Insurance and ACORD 855 NY-New York Construction Certificate of Liability Addendum** shall be provided evidencing the following insurance is currently maintained and in force with an insurance carrier approved to do business in the State of New York and maintaining an A.M. Best Rating of A- or better showing County of Cattaraugus Industrial Development Agency as Certificate Holder. It is our suggestion that you share these requirements with your current insurance agent, broker or insurance company.

Acceptable Certificates of Insurance shall indicate the following minimal coverage, limits of insurance, policy numbers and policy effective and expiration dates.

Commercial General Liability: Agent and subcontractors shall provide such coverage on an occurrence basis for the named insured's premises & operations and products-completed operations. Blanket Contractual Liability provided within the "insured contract" definition may not be excluded or restricted in any way. Property damage to work performed by subcontractors may not be excluded or restricted nor shall the Additional Insured's coverage for claims involving injury to employees of the Named Insured or their subcontractors be excluded or restricted. The "insured contract" exception to the Employers Liability exclusion also may not be removed or restricted in any way.

These coverages are to be properly evidenced by checking the appropriate box(es) on the **ACORD 855-NY Construction Certificate of Liability Addendum's** Information Section, Items G, H, I and L. Policy shall have attached **Designated Location(s) General Aggregate Limit CG 25 04** endorsement.

Limits expressed shall be no less than:

General Aggregate	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
Per Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
Fire Damage Liability	\$ 100,000
Medical Payments (per person)	\$ 5,000

County of Cattaraugus Industrial Development Agency shall be named as Additional Insured per **ISO Form CG 20 26-Additional Insured Designated Person or Organization** to provide coverage for the Additional Insured. Coverage shall apply on a Primary & Non-Contributory basis. All insurance required of the Company shall waive any right of subrogation of the insurer against any person insured under such policy, and waive any right of the insurer to any off-set or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any person insured under such policy.

ACORD 855 NY-New York Construction Certificate of Liability Insurance: It is not uncommon for insurers to modify the standard ISO policy language with endorsements that result in modifications to language preferred by the insurer. This addendum is required to supplement the **ACORD 25-Certificate of Liability Insurance** with additional information that provides a more detailed expression of the types of coverage required. Specifically required coverages may be excluded or limited by the attachment of exclusionary or limitation endorsements. This

addendum provides the insurer the ability to certify coverage provided by the absence of such exclusionary or limiting modifications.

Blanket Additional Insured endorsement to include — Owner, Lessees or Contractors - Automatic Status For Other Parties When Required in Written Construction Agreement — Wording should include any other person or organization you are required to add as an additional insured under the contract or agreement (**Paragraph 2 of CG 20 38 04 13 or equivalent**).

Any scheduled person or organization section of the additional insured endorsement containing wording other than designated names shall not be accepted.

Automobile Liability: Business Auto Liability with limits of at least \$1,000,000 each accident. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.

County of Cattaraugus Industrial Development Agency shall be included as Additional Insured on a Primary & Non-Contributory basis on the auto policy. All insurance required of the Company shall waive any right of subrogation of the insurer against any person insured under such policy and waive any right of the insurer to any off-set or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any person insured under such policy.

Umbrella/Excess Liability: Commercial Umbrella or excess liability for a limit of at least \$5,000,000 per occurrence with a \$5,000,000 Aggregate. Coverage should respond on a follow-form basis and excess over the aforementioned underlying policy limits. County of Cattaraugus Industrial Development Agency shall be named as Additional Insured. Coverage shall apply on a Primary & Non-Contributory basis.

Workers Compensation/Disability Insurance:

- i) The Company and/or Project Owner shall provide evidence of insurance and maintain Workers Compensation/Disability insurance as required by statute. County of Cattaraugus Industrial Development Agency shall be named as the Certificate Holder.
- ii) **Accepted Forms:**

Workers Compensation Forms		DBL (Disability Benefits Law) Forms	
CE-200	Exemption	CE-200	Exemption
C-105.2	Commercial Insurer	DB-120.1	Insurers
S1-12	Self-Insurer	DB-155	Self-Insured
GS1-105.2	Group Self-Insured		
U-26.3	New York State Insurance Fund		

If the Company and/or Project owner have no employees, the Company and/or Project owner shall provide a completed and signed Form CE-200 or later revision, which is found on the New York State Workers Compensation Board website: www.wcb.ny.gov/. This form is to be completed on-line, printed, and signed.

CCIDA Address: All evidence of insurance shall be sent to:

County of Cattaraugus Industrial Development Agency
 9 East Washington Street
 Ellicottville, NY 14731

Attachment C: CCIDA Attorney Fee Schedule

CCIDA Attorney Fees:

Project Amount	Standard Agency Counsel Fee
<=\$499,000	\$5,000
<=\$500,000 - < \$999,999	\$7,500
>\$1M - <\$1,999,999	\$9,000
>\$2M - <\$3,999,999	\$15,000
>\$4M - < \$5,799,000	\$20,000
>\$5,800,00	1/3 of Agency Administrative Fee (currently 1.0625% of the Project Amount)

If a project application is withdrawn or does not close, the applicant is responsible for any costs incurred by the agency on behalf of the project.



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Parcel History

Municipality of City of Olean

SWIS: 041200 Tax ID: 94.073-5-40

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	426 Union St S		
Property Class:	449 - Other Storage	Site Property Class:	449 - Other Storage
Ownership Code:			
Site:	Com 1	In Ag. District:	No
Zoning Code:	-	Bldg. Style:	Not Applicable
Neighborhood:	12402 -	School District:	Olean
Total Acreage/Size:	164 x 160	Equalization Rate:	----
Land Assessment:	2024 - \$37,700	Total Assessment:	2024 - \$342,000
Full Market Value:	2024 - \$462,162		
Deed Book:	848	Deed Page:	153
Grid East:	1189835	Grid North:	754998

Special Districts for 2024

No information available for the 2024 roll year.

Land Types

Type	Size
Primary	164 x 160

Photographs

(Click on photo to enlarge it.)



10/17/2008-Photo

Photo 1 of 2



Documents

- Deed History Card
- Deed History Card

Maps

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- Tax Calculator
- Report
- Comparables

Parcel History

View parcel history data

Municipality of City of Olean

SWIS:	041200	Tax ID:	94.073-5-37
-------	--------	---------	-------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	420 Union St S		
Property Class:	220 - 2 Family Res	Site Property Class:	220 - 2 Family Res
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	-	Bldg. Style:	Old style
Neighborhood:	12204 -	School District:	Olean
Total Acreage/Size:	32 x 137	Equalization Rate:	—
Land Assessment:	2024 - \$3,100	Total Assessment:	2024 - \$35,000
Full Market Value:	2024 - \$47,297		
Deed Book:	20241	Deed Page:	3942
Grid East:	1189846	Grid North:	755130

Special Districts for 2024

No information available for the 2024 roll year.

Land Types

Type	Size
Primary	32 × 137

Photographs

(Click on photo to enlarge it.)



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Photo 1 of 3 ← →

Documents

- Deed History Card
- RP5217 - 3/10
- RP5217 01/2013
- RP5217 03/2015
- RP5217 11/2015
- RP5217 3/2018
- RP5217 10/2024
- RP5217 11/2024
- Survey 2012

Maps

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Parcel History

View parcel history data

Municipality of City of Olean

SWIS:	041200	Tax ID:	94.073-5-38
-------	--------	---------	-------------

Tax Map ID / Property Data

Status:	Active	Roll Section:	Taxable
Address:	422 Union St S		
Property Class:	311 - Res vac land	Site Property Class:	311 - Res vac land
Ownership Code:			
Site:	Res 1	In Ag. District:	No
Zoning Code:	-	Bldg. Style:	0
Neighborhood:	12204 -	School District:	Olean
Total Acreage/Size:	33 x 148	Equalization Rate:	----
Land Assessment:	2024 - \$3,300	Total Assessment:	2024 - \$3,300
Full Market Value:	2024 - \$4,459		
Deed Book:	20241	Deed Page:	3942
Grid East:	1189847	Grid North:	755097

Special Districts for 2024

No information available for the 2024 roll year.

Land Types

Type	Size
Primary	33 x 148

Photographs

(Click on photo to enlarge it.)



10/17/2008-Photo

Photo 1 of 2



Documents

- Deed History Card
- RP5217 01/2023
- RP5217 02/2023

Maps

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Tax Links

Property Info

Tax Info

Tax Payment Information

Municipality of City of Olean

SWIS:	041200	Tax ID:	94.073-5-40
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Taxes Billed for 2025

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2025 C/T Tax Olean City	\$342,000.00	\$3,829.51	1/31/2025	Unpaid	Contact County Treasurer

Taxes Billed for 2024

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2024 C/T Tax Olean City	\$342,000.00	\$3,919.59	1/31/2024	Paid	See Paymt Details
2024 City Tax Olean City	\$342,000.00	\$5,714.52	5/1/2024	Paid	See Paymt Details
2024-25 School Olean	\$342,000.00	\$8,992.22	9/30/2024	Paid	See Paymt Details

Taxes Billed for 2023

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2023 C/T Tax Olean City	\$342,000.00	\$4,039.60	1/31/2023	Paid	See Paymt Details
2023 City Tax Olean City	\$342,000.00	\$5,510.09	5/1/2023	Paid	See Paymt Details
2023-24 School Olean	\$342,000.00	\$8,956.10	9/30/2023	Paid	See Paymt Details

Taxes Billed for 2022

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2022 C/T Tax Olean City	\$342,000.00	\$4,360.66	1/31/2022	Paid	See Paymt Details
2022 City Tax Olean City	\$342,000.00	\$5,315.05	5/1/2022	Paid	See Paymt Details
2022-23 School Olean	\$342,000.00	\$9,021.81	9/30/2022	Paid	See Paymt Details

Taxes Billed for 2021

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2021 C/T Tax Olean City	\$342,000.00	\$4,468.57	1/31/2021	Paid	See Paymt Details
2021 City Tax Olean City	\$342,000.00	\$5,172.41	5/1/2021	Paid	See Paymt Details
2021-22 School Olean	\$342,000.00	\$9,078.36	9/30/2021	Paid	See Paymt Details

Taxes Billed for 2020

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2020 C/T Tax Olean City	\$342,000.00	\$4,487.38	1/31/2020	Paid	See Paymt Details
2020 City Olean City	\$342,000.00	\$5,132.89	5/1/2020	Paid	See Paymt Details
2020-21 School Olean	\$342,000.00	\$9,045.14	9/30/2020	Paid	See Paymt Details

Taxes Billed for 2019

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2019 C/T Tax Olean City	\$342,000.00	\$4,529.74	1/31/2019	Paid	See Paymt Details
2019-20 School Olean	\$342,000.00	\$8,997.45	9/30/2019	Paid	See Paymt Details

Taxes Billed for 2018

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2018 C/T Tax Olean City	\$342,000.00	\$4,864.20	1/31/2018	Paid	See Paymt Details
2018-19 School Olean	\$342,000.00	\$8,835.82	9/30/2018	Paid	See Paymt Details

Taxes Billed for 2017

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2017 C/T Tax Olean City	\$342,000.00	\$4,779.42	1/31/2017	Paid	See Paymt Details
2017-18 School Olean	\$342,000.00	\$8,997.94	9/30/2017	Paid	See Paymt Details

Taxes Billed for 2016

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2016 C/T Tax Olean City	\$342,000.00	\$4,665.67	1/31/2016	Paid	See Paymt Details
2016-17 School Olean	\$342,000.00	\$8,931.90	9/30/2016	Paid	See Paymt Details

Taxes Billed for 2015

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2015 C/T Tax Olean City	\$342,000.00	\$4,502.32	1/31/2015	Paid	See Paymt Details
2015-16 School Olean	\$342,000.00	\$8,761.85	9/30/2015	Paid	See Paymt Details

Taxes Billed for 2014

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2014 C/T Tax Olean City	\$342,000.00	\$4,511.72	1/31/2014	Paid	See Paymt Details
2014-15 School Olean	\$342,000.00	\$8,629.65	9/30/2014	Paid	See Paymt Details

Taxes Billed for 2013

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2013 C/T Tax-Olean City	\$342,000.00	\$4,391.36	1/31/2013	Paid	See Paymt Details
2013-14 School Olean	\$342,000.00	\$8,435.52	9/30/2013	Paid	See Paymt Details

Taxes Billed for 2012

Tax	Assessment	Calculation Base	Payment Due Date	Payment Status	Payment Details Link
2012-13 School Olean	\$342,000.00	\$8,213.96	9/30/2012	Paid	See Paymt Details

Estimated Taxes for Parcel Number 94.073-5-40 in the City of Olean (City) for 2025

Messages

- If you reside in a city/town that is completing a revaluation, the total tax may not be accurate. This is because this tool uses ACTUAL tax rates from the previous year. The new tax rates for a reval city/town may be SIGNIFICANTLY different.

Total Taxes = \$18,306.21 for the year 2025

SCHOOL (Olean (City))

Previous 2024 Assessed Value: \$342,000.00
2024 SCHOOL (Olean (City)) Rate: 25.987016

\$8,887.56 (49%)

COUNTY(Olean (City))

Previous 2023 Assessed Value: \$342,000.00
2024 COUNTY(Olean (City)) Rate: 11.460786

\$3,919.59 (21%)

City(Olean (City))

Previous 2023 Assessed Value: \$342,000.00
2024 City(Olean (City)) Rate: 16.079112

\$5,499.06 (30%)

Total Taxes = \$18,306.21 for the year 2025

Tax report generated on January 7, 2025 (2025-01-07 10:55:56) for Print Key = 09407300050400000000

Error getting ALL Assessed Values for the City of Olean (City) for the year 2025 as assessments may not exist yet.

Notice

- Parcels that have been split / combined may not show all taxes!
- These figures are generated from the current tax rates and represent **base taxes only!**
- Exemptions**, such as, back taxes, fees and interest **are not included!**
- If you reside in a city/town that is completing a revaluation, the total tax may not be accurate. This is because this tool uses ACTUAL tax rates from the previous year. The new tax rates for a reval city/town may be SIGNIFICANTLY different.

Tax changes occur 5 times per year in New York State.

- School Rates change on *September 1* and use the most current assessed value.
- Town and County Rates change on *January 1*
- Village Tax Rates change on *June 1*
- City of Olean Tax Rates change on *May 1*
- City of Salamanca Tax Rates change on *April 10*

Contacts for this property

Assessor: Gregg Piechota (More information about Assessor Gregg Piechota) 716-376-5630 , assessor@cityofolean.org
Hours: Monday - Friday 9AM - 5PM

Tax Collector: Cattaraugus County Treasurer (More information about Tax Collector Cattaraugus County Treasurer)
Phone: 716-938-9111

School Tax Collector: Sara Williams (More information about Tax Collector Sara Williams)
Phone: 716-375-8020

 [View more information about this property](#)

[View a map of this property](#)

20 Past Property Value Records found for Parcel # 94.073-5-40

Terms of Use/Disclaimer

You must acknowledge that this tool calculates the assessment multiplied by the tax rate divided by 1,000. Taxes are calculated **without** any exemptions.

The **calculator** is based off of the current tax rate and must only be used as an *estimate* for future taxes. You will not hold Cattaraugus County liable for any errors in calculations during this process.

Real Property & GIS for Cattaraugus County

v.2024

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Combine Parcels Request Form

Requirements:

- Parcels must be in identical ownership
- All owners must sign this form
- Parcels must be contiguous
- Parcels must be in the same school district
- All taxes must be paid by March 1
- Assessor must sign this form

Contact Information:

Cattaraugus Count Real Property
 207 Rock City Street, Suite 101, Little Valley, NY 14755
 P: 716-938-2224 H: Mon-Fri, 8am-5pm

Date: Nov 8, 2024 SWIS: 041200 Town/City/Village: City of Olean

Parcel Numbers	Lot Size	L/T/R	Deed Reference	Deed Date	Class Code	School District	(Office Use) Taxes Paid
94.073-5-37	32 x 137		202412114	08/19/2024	220-2	Olean	<input type="checkbox"/>
94.073-5-40	104 x 100		Liber 848 Page 153	12/21/1984	449	Olean	<input type="checkbox"/>
							<input type="checkbox"/>
							<input type="checkbox"/>
94.073-5-38	33 x 148		202302485	01/26/2023	311	Olean	<input type="checkbox"/>

Owner's Name: Olean Union Sales Corp. Notes:

Owner's Phone: (716) 790-9759

Owner's Address: 426 South Union Street
 Olean, NY 14760

Owner's Signature:  Assessor's Signature: _____

Office Use Only — New Parcel Information

PARCEL #: _____ COORD. LOC.: _____

DIM/ACRE: _____ L/T/R: _____

ADD DEED(S): _____

SUB DIV: _____ MAP#: _____ LOT#: _____

ADD TO NOTE SECTION: _____

DATE COMBINED: _____

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Ceilings, Moldings, Millwork



Exterior Finishing

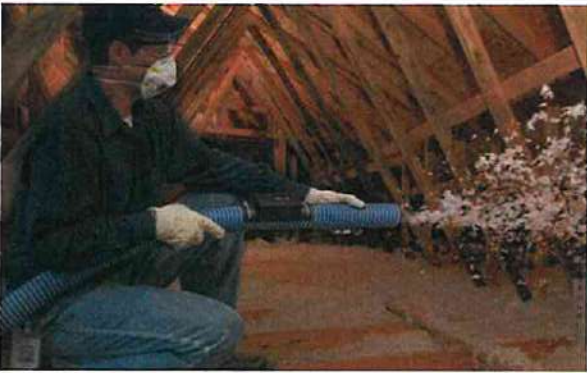
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Rooftop & Fork Truck!



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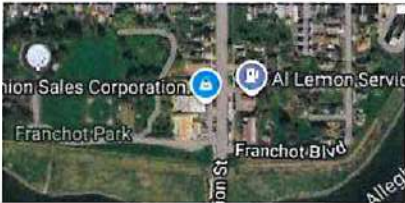


Business Hours

Hours today
7:00 AM-5:30 PM

Day	Open	Closed	Close
Sunday		Closed	
Monday	7:00 AM	5:30 PM	
Tuesday	7:00 AM	5:30 PM	
Wednesday	7:00 AM	5:30 PM	
Thursday	7:00 AM	5:30 PM	
Friday	7:00 AM	5:30 PM	
Saturday	7:00 AM	1:00 PM	

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quotes.unionsales@gmail.com



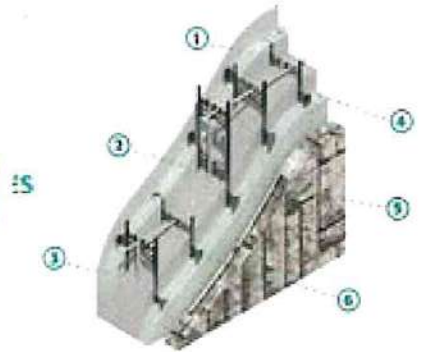


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I would like to thank everyone who has supported [Olean Union Sales](#) over the last year, and years prior. 2025 is going to be a big year with the S. Union St round about project, our new 60x100 building and business as usual. [#oleansbestkeptsecret](#) [#staytuned](#) [#thebestisyettocome](#) [#2025goals](#)





20+



Olean Union Sales

November 21, 2024 · 🌐



Olean Union Sales is looking for a CDL B truck driver. Send resume to Steve at srbjr25@gmail.com, Stop In: 426 South Union St Olean Ny or Call: 716 372 4766

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Write a comment...



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <u>Olean Union Sales Corp.</u>			
Project Location (describe, and attach a location map): <u>426 South Union Street / 94,073-5-38, 94,073-5-37, 94,073-5-42</u>			
Brief Description of Proposed Action: <u>Construction of a 6,000 sq. ft. New building to allow Olean Union Sales Corp to expand its product, services and building capabilities in the County + Region. Olean Union Sales have been family owned since 1919.</u>			
Name of Applicant or Sponsor: <u>Olean Union Sales Corp.</u>		Telephone: <u>716-790-9759</u>	
Address: <u>426 South Union Street</u>		E-Mail: <u>srbjr25@gmail.com</u>	
City/PO: <u>Olean</u>		State: <u>NY</u>	Zip Code: <u>14760</u>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
		<u>14 x 160</u> acres <u>all</u> acres <u>all</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?</p> <p>b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

If Yes, briefly describe:

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?
If Yes, explain the purpose and size of the impoundment:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?
If Yes, describe:

	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

✓ Applicant/sponsor/name: Steven Blaske Otter Union Subs Corp. Date: 1/3/05

✓ Signature: [Signature] Title: Owner

MRB Cost Benefit Calculator

Cattaraugus County Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs
 Enter total project costs:
 Local Construction Spending*
 % of locally sourced materials and labor
 In-region construction spending

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$750,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$750,000

Most projects will only have one line related to construction type.

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
<input type="text" value="0"/>	444000	14	\$60,000	\$840,000
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
		Total		\$840,000

Year 2

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
<input type="text" value="0"/>	444000	15	\$60,000	\$900,000
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
		Total		\$900,000

Year 3+ (Full Employment)

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
<input type="text" value="0"/>	444000	15	\$60,000	\$900,000
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
<input type="text" value="0"/>				\$0
		Total		\$900,000

Fiscal Impact Assumptions

Estimated Costs of Incentives

Sales Tax Exemption	%	Value		PILOT Term (Years)	<input type="text" value="10"/>
Local Sales Tax Rate	4.00%	\$30,000		Escalation Factor	<input type="text" value="2%"/>
State Sales Tax Rate	4.00%	\$30,000		Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption		\$8,750			
Local	0.75%	\$5,250			
State	0.50%	\$3,500			
Total Costs		\$85,642			

MRB Cost Benefit Calculator

Date January 7, 2025
 Project Title Olean Union Sales Corp
 Project Location 426 South Union Street, Olean NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$750,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	3	1	5
Earnings	\$274,749	\$56,980	\$331,729
Local Spend	\$750,000	\$207,287	\$957,287

Ongoing (Operations) Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	15	0	15
Earnings	\$9,464,672	\$0	\$9,464,672

Figure 1

Net Benefits

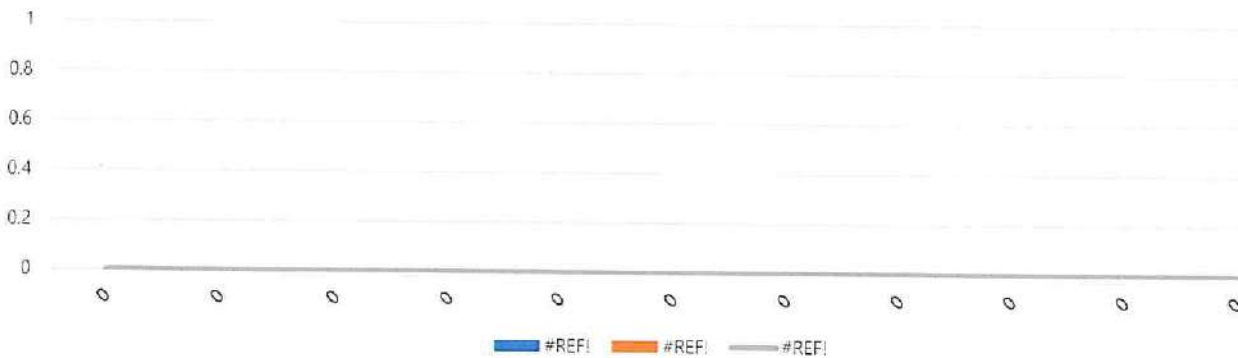


Figure 2

Total Jobs



Figure 3

Total Earnings



Fiscal Impacts



Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$16,892	\$15,587
Sales Tax Exemption	\$60,000	\$60,000
Local Sales Tax Exemption	\$30,000	\$30,000
State Sales Tax Exemption	\$30,000	\$30,000
Mortgage Recording Tax Exemption	\$8,750	\$8,750
Local Mortgage Recording Tax Exemption	\$5,250	\$5,250
State Mortgage Recording Tax Exemption	\$3,500	\$3,500
Total Costs	\$85,642	\$84,337

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$9,888,934	\$8,887,655
To Private Individuals	\$9,796,401	\$8,805,031
Temporary Payroll	\$331,729	\$331,729
Ongoing Payroll	\$9,464,672	\$8,473,302
Other Payments to Private Individuals	\$0	\$0
To the Public	\$92,533	\$82,623
Increase in Property Tax Revenue	\$23,958	\$20,988
Temporary Jobs - Sales Tax Revenue	\$2,322	\$2,322
Ongoing Jobs - Sales Tax Revenue	\$66,253	\$59,313
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$509,413	\$457,862
To the Public	\$509,413	\$457,862
Temporary Income Tax Revenue	\$14,928	\$14,928
Ongoing Income Tax Revenue	\$425,910	\$381,299
Temporary Jobs - Sales Tax Revenue	\$2,322	\$2,322
Ongoing Jobs - Sales Tax Revenue	\$66,253	\$59,313
Total Benefits to State & Region	\$10,398,347	\$9,345,516

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$8,887,655	\$50,837	175:1
State	\$457,862	\$33,500	14:1
Grand Total	\$9,345,516	\$84,337	111:1

*Discounted at 2%

Additional Comments from IDA

10 year Retail PILOT schedule.
 Construction of 6,000 square foot building. Current properties 94.073-5-37, 94.073-5-38 and 94.073-5-40 (420 South Union, 422 South Union and 426 South Union Street will be combined into 1 parcel.

Does the IDA believe that the project can be accomplished in a timely fashion? Yes

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

(Omni Otto A, LLC Project – Assignment Authorization)

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on Tuesday, January 14, 2025 at 11:15 a.m.

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

RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”): (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM OYA RENEWABLES CONSTRUCTION HOLDINGS 2 LLC (THE “OWNER”) OF ALL THE MEMBERSHIP INTERESTS IN OMNI OTTO A LLC (THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGENCY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME.

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, pursuant to an Approving Resolution adopted on January 8, 2021 (the “Approving Resolution A”), the Agency appointed Omni Navitas Renewables, LLC O/B/O an entity to be formed, for itself and/or for an entity or entities to be formed (collectively, the “Company-Parcel A”), as agent of the Agency to undertake a certain Project (the “Project”) consisting of: (A) (1) the acquisition of an interest in a portion of an approximately 68.35 acre parcel of land located at 8613 Dake Hill Road (Parcel A) (being a portion of tax map number 26.004-1-20.8) in the Town of Otto, Cattaraugus County, New York (the “Land”), (2) the

construction on the Land of an approximately 5 MW AC ground mount solar array system including photovoltaic solar module panels, string wiring, steel racking systems, transformers, fences, poles and inverters (all said improvements being collectively referred to as the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to a certain notice letter, dated January 13, 2025, the Company has notified the Agency of a change of control relative to the Project whereby the current 100% holder of the membership interest in the Company, being OYA Renewable Construction Holdings 2 LLC ("OYA"), will transfer 100% of its membership interest in the Company to Radial Power, LLC (the "Assignment"); and

WHEREAS, in furtherance of the foregoing, the Agency desires to (i) consent to the Assignment subject to the terms and conditions set forth herein, and (ii) authorize the execution and delivery of certain documents and agreement in furtherance of same, if necessary.

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

Section 1. Based upon the representations made by the Company, the Agency hereby consents to, authorizes and approves the Assignment subject to the terms and conditions set forth herein.

Section 2. The Agency's consent and approval of the Assignment is subject to payment by the Company of all costs and fees of the Agency in connection with review, consideration and authorization of the Assignment.

Section 3. The Chair, Vice Chair and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any documents and agreements necessary to effectuate the Assignment, with such changes as shall be approved by the Chair, Vice Chair and/or Executive Officer and counsel to the Agency upon execution.

Section 4. 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 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 5. These Resolutions shall take effect immediately upon adoption.

Dated: January 14, 2025

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

(Omni Otto B, LLC Project – Assignment Authorization)

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on Tuesday, January 14, 2025 at 11:15 a.m.

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

RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”): (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM OYA RENEWABLES CONSTRUCTION HOLDINGS 2 LLC (THE “OWNER”) OF ALL THE MEMBERSHIP INTERESTS IN OMNI OTTO B LLC (THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGENCY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME.

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, pursuant to an Approving Resolution adopted on January 8, 2021 (the “Approving Resolution B”), the Agency appointed Omni Navitas Renewables, LLC O/B/O an entity to be formed, for itself and/or for an entity or entities to be formed (collectively, the “Company-Parcel B”), as agent of the Agency to undertake a certain Project (the “Project”) consisting of: (A) (1) the acquisition of an interest in a portion of an approximately 141.90 acre parcel of land located at 8609 Dake Hill Road (Parcel B) (being a portion of tax map number 26.004-1-19.1) in the Town of Otto, Cattaraugus County, New York (the “Land”), (2) the

construction on the Land of an approximately 5 MW AC ground mount solar array system including photovoltaic solar module panels, string wiring, steel racking systems, transformers, fences, poles and inverters (all said improvements being collectively referred to as the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to a certain notice letter, dated January 13, 2025, the Company has notified the Agency of a change of control relative to the Project whereby the current 100% holder of the membership interest in the Company, being OYA Renewable Construction Holdings 2 LLC ("OYA"), will transfer 100% of its membership interest in the Company to Radial Power, LLC (the "Assignment"); and

WHEREAS, in furtherance of the foregoing, the Agency desires to (i) consent to the Assignment subject to the terms and conditions set forth herein, and (ii) authorize the execution and delivery of certain documents and agreement in furtherance of same, if necessary.

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

Section 1. Based upon the representations made by the Company, the Agency hereby consents to, authorizes and approves the Assignment subject to the terms and conditions set forth herein.

Section 2. The Agency's consent and approval of the Assignment is subject to payment by the Company of all costs and fees of the Agency in connection with review, consideration and authorization of the Assignment.

Section 3. The Chair, Vice Chair and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any documents and agreements necessary to effectuate the Assignment, with such changes as shall be approved by the Chair, Vice Chair and/or Executive Officer and counsel to the Agency upon execution.

Section 4. 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 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 5. These Resolutions shall take effect immediately upon adoption.

Dated: January 14, 2025

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

(Omni Otto C, LLC Project – Assignment Authorization)

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RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”): (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM OYA RENEWABLES CONSTRUCTION HOLDINGS 2 LLC (THE “OWNER”) OF ALL THE MEMBERSHIP INTERESTS IN OMNI OTTO C LLC (THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGENCY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME.

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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, pursuant to an Approving Resolution adopted on January 8, 2021 (the “Approving Resolution C”), the Agency appointed Omni Navitas Renewables, LLC O/B/O an entity to be formed, for itself and/or for an entity or entities to be formed (collectively, the “Company-Parcel C”), as agent of the Agency to undertake a certain Project (the “Project”) consisting of: (A) (1) the acquisition of an interest in a portion of an approximately 141.90 acre parcel of land located at 8609 Dake Hill Road (Parcel C) (being a portion of tax map number 26.004-1-19.1) in the Town. of Otto, Cattaraugus County, New York (the “Land”), (2) the

construction on the Land of an approximately 5 MW AC ground mount solar array system including photovoltaic solar module panels, string wiring, steel racking systems, transformers, fences, poles and inverters (all said improvements being collectively referred to as the "Facility") and (3) the acquisition and installation therein and thereon of related fixtures, machinery, equipment and other personal property (the "Equipment"), all of the foregoing to constitute a solar energy generating facility to be owned and operated by the Company (the Land, Facility and the Equipment being collectively referred to as the "Project Facility"); (B) the granting of certain "financial assistance" (within the meaning of Section 854(14) of the Act) with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes (collectively, the "Financial Assistance"); and (C) the lease (with an obligation to purchase) or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency; and

WHEREAS, pursuant to a certain notice letter, dated January 13, 2025, the Company has notified the Agency of a change of control relative to the Project whereby the current 100% holder of the membership interest in the Company, being OYA Renewable Construction Holdings 2 LLC ("OYA"), will transfer 100% of its membership interest in the Company to Radial Power, LLC (the "Assignment"); and

WHEREAS, in furtherance of the foregoing, the Agency desires to (i) consent to the Assignment subject to the terms and conditions set forth herein, and (ii) authorize the execution and delivery of certain documents and agreement in furtherance of same, if necessary.

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

Section 1. Based upon the representations made by the Company, the Agency hereby consents to, authorizes and approves the Assignment subject to the terms and conditions set forth herein.

Section 2. The Agency's consent and approval of the Assignment is subject to payment by the Company of all costs and fees of the Agency in connection with review, consideration and authorization of the Assignment.

Section 3. The Chair, Vice Chair and/or Executive Director of the Agency are hereby authorized, on behalf of the Agency, to execute and deliver any documents and agreements necessary to effectuate the Assignment, with such changes as shall be approved by the Chair, Vice Chair and/or Executive Officer and counsel to the Agency upon execution.

Section 4. 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 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 5. These Resolutions shall take effect immediately upon adoption.

Dated: January 14, 2025

	A	B	C	D	E	F
2	County of Cattaraugus		OPERATING STATEMENT			
3	Industrial Development Agency					
4	November, 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	\$12	\$6,016	\$13,984	\$189
10	Apps & Fees	\$500,000	\$121,928	\$624,321	-\$124,321	\$931,119
11	CCCRC/Other Misc. Income	\$0	\$0	\$3,578	\$1,778	\$23,278
12	Total	\$520,000	\$121,940	\$633,915	-\$108,559	\$954,586
13						
14						
15	EXPENSES:					
16	Wages	\$200,000	\$15,462	\$185,538	\$14,462	\$160,085
17	J- Fringe Benefits	\$80,000	\$35,297	\$86,031	-\$6,031	\$72,618
18	A- Performance Bonus	\$20,000	\$0	\$21,637	-\$1,637	\$22,230
19	Board Meeting/Operations	\$2,000	\$0	\$1,210	\$790	\$890
20	I- Business Development	\$10,000	\$3,220	\$15,892	-\$5,892	\$12,127
21	Office Supplies/Service Contracts	\$1,800	\$0	\$1,241	\$559	\$2,484
22	D- Office Maint./Repairs/Equip	\$6,000	\$129	\$5,962	\$38	\$8,474
23	E- Office Phones/Cell/fax/internet serv	\$7,000	\$788	\$9,040	-\$2,040	\$9,052
24	Postage	\$1,200	\$0	\$685	\$515	\$969
25	Public Hearings	\$1,000	\$72	\$805	\$195	\$707
26	Travel/Mileage	\$3,000	\$0	\$106	\$2,894	\$76
27	Service Charges		\$45	\$405		\$615
28	Rent	\$17,100	\$1,425	\$15,675	\$1,425	\$18,525
29	Real Estate Taxes	\$100	\$0	\$87	\$13	\$91
30	Utilities	\$4,500	\$230	\$3,558	\$942	\$3,867
31	Property/Fire/Liability Insurance	\$5,000	\$0	\$3,940	\$1,060	\$4,977
32	Education/Training/Prof. Development	\$4,000	\$0	\$0	\$4,000	\$0
33	Professional Associations	\$8,500	\$0	\$5,220	\$3,280	\$7,845
34	C- Professional Services	\$30,000	\$1,419	\$64,651	-\$34,651	\$102,609
35	F- Publications	\$200	\$219	\$1,717	-\$1,517	\$219
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	\$5,250	-\$250	\$5,779
40	B- Consulting Expense	\$36,000	\$5,500	\$51,640	-\$15,640	\$78,092
41	G- Great Lakes Cheese	\$0	\$0	\$55,500	-\$55,500	\$93,725
42	Total Expenses	\$443,525	\$64,556	\$535,789	-\$91,859	\$606,056
43						
44	Net Difference	\$76,475	\$57,384	\$98,126	-\$16,700	\$348,530
45						
46	A- Yearly payment			I- Includes Sponsoring Events and Donations		
47	B- Includes Yearly payment			J- Overbudget due to retirement increase		
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

November 30, 2024

ASSETS

Current Assets

CATT CO. BANK	\$	319,312.11	
CATT. CO. CAPITAL RES. CORP.		53,415.62	
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	
Total Current Assets			2,243,712.85

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)	
Total Property and Equipment			246,549.74

Other Assets

Total Other Assets			0.00
Total Assets	\$		<u>2,490,262.59</u>

LIABILITIES AND CAPITAL

Current Liabilities

NYS RETIREMENT LOAN ACCT.	\$	(126.69)	
Employee Health Ins Payable		3.00	
Federal Payroll Taxes		(17,047.33)	
NYS WITHHOLDING		8,794.26	
Social Security Tax Payable		4,030.10	
Medicare Withholding Tax Pay		942.52	
NYS PENSION-EMPLOYEE PORTION		471.12	
NYS Retirement Employer Portio		25,817.00	
Deferred Inflows		10,002.00	
accumulated amort lease asset		17,552.20	
ACCOUNTS PAYABLE		88.46	
ACCTS. PAYABLE SERV. AGREEME		15,000.00	
ACCRUED PAYROLL		7,883.29	
Total Current Liabilities			73,409.93

Long-Term Liabilities

Pension Liability		133,287.00	
Total Long-Term Liabilities			133,287.00

Total Liabilities			206,696.93
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Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
November 30, 2024

Capital		
Retained Earnings	1,875,367.40	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>98,126.20</u>	
Total Capital		<u>2,283,565.66</u>
Total Liabilities & Capital		<u>\$ 2,490,262.59</u>

COUNTY OF CATTARAUGUS IDA
Balance Sheet
November 30, 2023

ASSETS

Current Assets		
CATT CO. BANK	\$	358,741.40
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		2,120,886.40
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><u>2,417,548.64</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	\$	(126.69)
Employee Health Ins Payable		3.00
Federal Payroll Taxes		1,919.47
NYS WITHHOLDING		6,954.10
Social Security Tax Payable		2,758.13
Medicare Withholding Tax Pay		645.31
NYS PENSION-EMPLOYEE PORTION		(214.62)
NYS Retirement Employer Portio		16,830.00
Deferred Inflows		179,281.00
accumulated amort lease asset		4,257.63
ACCOUNTS PAYABLE		41,355.00
interest expenses		(1,442.37)
		<hr/>
Total Current Liabilities		252,219.96
Long-Term Liabilities		
		<hr/>
Total Long-Term Liabilities		0.00
		<hr/>

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
November 30, 2023

Total Liabilities		252,219.96
Capital		
Retained Earnings	1,501,726.87	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>353,529.75</u>	
Total Capital		<u>2,165,328.68</u>
Total Liabilities & Capital		<u>\$ 2,417,548.64</u>

	A	B	C	D	E	F
2	County of Cattaraugus		OPERATING STATEMENT			
3	Industrial Development Agency					
4	December, 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	\$0	\$6,016	\$13,984	\$205
10	Apps & Fees	\$500,000	\$0	\$624,321	-\$124,321	\$966,374
11	CCCRC/Other Misc. Income	\$0	\$0	\$3,578	\$1,778	\$23,279
12	Total	\$520,000	\$0	\$633,915	-\$108,559	\$989,858
13						
14						
15	EXPENSES:					
16	Wages	\$200,000	\$15,462	\$201,000	-\$1,000	\$174,731
17	J- Fringe Benefits	\$80,000	\$5,767	\$91,799	-\$11,799	\$77,417
18	A- Performance Bonus	\$20,000	\$0	\$21,637	-\$1,637	\$22,230
19	Board Meeting/Operations	\$2,000	\$273	\$1,483	\$517	\$975
20	I- Business Development	\$10,000	\$1,778	\$17,671	-\$7,671	\$12,588
21	Office Supplies/Service Contracts	\$1,800	\$255	\$1,496	\$304	\$2,560
22	D- Office Maint./Repairs/Equip	\$6,000	\$334	\$6,295	-\$295	\$8,759
23	E- Office Phones/Cell/fax/internet serv	\$7,000	\$1,014	\$10,055	-\$3,055	\$9,058
24	Postage	\$1,200	\$71	\$756	\$444	\$1,025
25	Public Hearings	\$1,000	\$0	\$805	\$195	\$779
26	Travel/Mileage	\$3,000	\$0	\$106	\$2,894	\$76
27	Service Charges		\$0	\$405		\$640
28	Rent	\$17,100	\$1,425	\$17,100	\$0	\$18,525
29	Real Estate Taxes	\$100	\$0	\$87	\$13	\$91
30	Utilities	\$4,500	\$314	\$3,872	\$628	\$4,088
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	\$1,000	\$6,220	\$2,280	\$7,845
34	C- Professional Services	\$30,000	\$14,000	\$78,651	-\$48,651	\$126,951
35	F- Publications	\$200	\$0	\$1,717	-\$1,517	\$219
36	Marketing/Promotion/Networking	\$1,000	\$0	\$0	\$1,000	\$0
37	Railroad Services	\$25	\$0	\$0	\$25	\$0
38	H- Miscellaneous	\$100	\$6,800	\$6,800	-\$6,700	\$0
39	Project Expenses	\$5,000	\$0	\$5,250	-\$250	\$5,779
40	B- Consulting Expense	\$36,000	\$5,500	\$57,140	-\$21,140	\$78,092
41	G- Great Lakes Cheese	\$0	\$0	\$55,500	-\$55,500	\$93,725
42	Total Expenses	\$443,525	\$53,993	\$589,782	-\$145,852	\$651,130
43						
44	Net Difference	\$76,475	-\$53,993	\$44,133	\$37,293	\$338,728
45						
46	A- Yearly payment			I- Includes Sponsoring Events and Donations		
47	B- Includes Yearly payment			J- Overbudget due to retirement increase		
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- Refund to MJ Painting for overpayment of Admin. Fee					

COUNTY OF CATTARAUGUS IDA

Balance Sheet

December 31, 2024

ASSETS

Current Assets		
CATT CO. BANK	\$	272,934.57
CATT. CO. CAPITAL RES. CORP.		53,415.62
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		2,197,335.31
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>2,443,885.05</u>

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	\$	(126.69)
Employee Health Ins Payable		3.00
Federal Payroll Taxes		(12,869.12)
NYS WITHHOLDING		9,601.92
Social Security Tax Payable		4,331.01
Medicare Withholding Tax Pay		1,012.90
NYS PENSION-EMPLOYEE PORTION		471.12
NYS Retirement Employer Portio		28,164.00
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		81,025.63
Long-Term Liabilities		
Pension Liability		133,287.00
		<hr/>
Total Long-Term Liabilities		133,287.00
		<hr/>
Total Liabilities		214,312.63

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
December 31, 2024

Capital		
Retained Earnings	1,875,367.40	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	44,132.96	
	<hr/>	
Total Capital		2,229,572.42
		<hr/>
Total Liabilities & Capital	\$	2,443,885.05
		<hr/> <hr/>

COUNTY OF CATTARAUGUS IDA
Balance Sheet
December 31, 2023

ASSETS

Current Assets		
CATT CO. BANK	\$	348,962.42
SAVINGS CCB		5,209.84
SAVINGS FT		8,295.72
CATT. CO. CAPITAL RES. CORP.		431,710.10
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		10,000.00
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		2,091,107.42
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>2,387,769.66</u>

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	\$	(126.69)
Employee Health Ins Payable		3.00
Federal Payroll Taxes		852.73
NYS WITHHOLDING		7,588.94
Social Security Tax Payable		3,041.45
Medicare Withholding Tax Pay		711.57
NYS PENSION-EMPLOYEE PORTION		(214.62)
NYS Retirement Employer Portio		18,360.00
Deferred Inflows		179,281.00
accumulated amort lease asset		4,257.63
ACCOUNTS PAYABLE		39,930.00
ACCTS. PAYABLE SERV. AGREEME		(15,000.00)
interest expenses		(1,442.37)
		<hr/>
Total Current Liabilities		237,242.64
Long-Term Liabilities		
		<hr/>
Total Long-Term Liabilities		0.00

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
December 31, 2023

Total Liabilities		<u>237,242.64</u>
Capital		
Retained Earnings	1,501,726.87	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>338,728.09</u>	
Total Capital		<u>2,150,527.02</u>
Total Liabilities & Capital	\$	<u><u>2,387,769.66</u></u>



- [November 29, 2024](#)
- 10:30 am

Great Lakes Cheese Co. makes first cheese at Franklinville plant

By RICK MILLER

FRANKLINVILLE — Great Lakes Cheese Co. employees have made the first cheese at the new \$700 million plant in Franklinville — an Italian cheese.

The first tanker loads of milk from local farms that were received Nov. 18 have been turned into Mozzarella cheese, Matt Wilkinson, Great Lakes Cheese vice president for Technology and Business Development, said Monday.

Wilkinson said Great Lakes Cheese Co., based in Hiram, Ohio, has managed to hit its original schedule of producing cheese at the new plant before the end of 2024.

“Now we have the first cheese produced at the new facility,” Wilkinson told the Olean Star.

There are currently about 260 employees at the facility on nearly 200 acres along Route 16 that straddle the Franklinville-Farmersville town line, Wilkinson said.

By the time the Great Lakes Cheese plant in Cuba closes at the end of this month, about 200 more employees will move to the Franklinville plant. Most of the employees at the Cuba plant have made the move to Franklinville, which was the company’s aim.

When the plant is in full production by the end of 2025, Great Lakes Cheese will have met its target of about 500 employees, Wilkinson said.

Milk purchases are sporadic on start-up, but daily schedules are filled by regional milk cooperatives. At full production late next year, the plant will be receiving 4.5 million pounds of milk a day.

At 20,000 pounds of milk a year, it’s going to tackle a lot of cows and a lot of farms to meet the plant’s needs. The dairy cooperatives have worked with farmers to meet those needs, Wilkinson said.

Great lakes Cheese has also met its hiring goals, Wilkinson said. “It’s gone very well,” he said. The company was able to hire some workers who had received notice of plant

closings — including Ontario Knife Co., in Franklinville and Stroehmann Bakery in Olean that closed last month. The company also conducted onsite job fairs.

“Those plant closings were unfortunate, but we were able to hire some of the workers,” Wilkinson said. “It has helped us with our hiring.

Starting jobs at the cheese plant are in the \$50,000 range and employees share in the ownership of the company.

Wilkinson said Great Lakes Cheese Co. was thankful for the support it received from the entire community including Franklinville and Farmersville.

“We appreciate everything the County, the IDA and state have done for us. “You can’t undertake something of this size alone.”

Great Lakes Cheese had searched for more than two years for a site for the new plant that was top replace the antiquated Cuba plant, where it could double production.

When purchase of a site selected by the Allegany County Industrial Development Agency near Interstate 86 dragged on, Great Lakes Cheese pulled the plug and sought other sites in the region close enough so it would not lose its workforce.

Jason Schwab, a Freedom dairy farmer with about 200 acres of farmland off Route 16 near Franklinville, contacted Great Lakes Cheese to offer the site for consideration.

The Cattaraugus County Industrial Development Agency stepped in to facilitate investigation of the site to determine its suitability. It was about 15 miles from the Cuba plant.

The Cattaraugus County Legislature contributed to the cost of the studies and paid \$8 million for extension of water and sewer lines to the plant.

Groundbreaking for the new plant was held April 28, 2022. Just over 2 ½ years later, the plant is in operation — on time.

Due to inflation caused by supply chain delays linked to the worldwide COVID-19 pandemic that started in early 2020, plant costs increased from around \$500 million to just over \$700 million.

The plant is expected to produce more than \$170 million worth of cheese a year.

In addition to its payroll, the Great Lakes Cheese Co. plant supports 1,186 other jobs from farm workers to truck drivers and suppliers and generates \$459 million in Western New York economic activity.

Olean Times Herald

DEC: Benson finishes 351 Franklin brownfield cleanup

- [By BOB CLARK bclark@oleantimesherald.com](mailto:bclark@oleantimesherald.com)

Jan 7, 2025 Updated 11 hrs ago



Cones delineate boundaries at a brownfield remediation site at 351 Franklin St. in North Olean.
Bob Clark/Olean Times Herald

OLEAN — Another brownfield cleanup has been certified as complete in North Olean.

The state Department of Environmental Conservation has determined that cleanup requirements at 351 Franklin St. have been completed under the state Brownfield Cleanup Program. Cleanup work was led by Olean-based 351 Franklin Street LLC, connected to Benson Construction and Development. A certificate of completion has been issued. With certification comes access for developers to a number of tax breaks to offset the cost of remediation.

The 6.26-acre site is one of many in the area connected to the Socony-Vacuum Oil refinery that once stood on much of North Olean's land, DEC officials reported. The refinery was in operation from the 1870s until 1954.

After the refinery closed, the Franklin Street site was used for grain storage, commercial operations, or was vacant. First Transit, which operates the Olean Area Transit System, occupies the remaining building on the lot as a maintenance depot.

The lot sits between other industrial properties and the Western New York and Pennsylvania Railroad.

Environmental work included demolition of the eastern building on the site, removal of over 21,000 tons of what the DEC referred to as "grossly contaminated soil" and 200 feet of refinery piping, recovery and disposal of about 165 gallons of residual petroleum product from monitoring wells, and a site cover system. Long-term monitoring is planned, and environmental easement was recorded on the property deed.

DEC officials noted that now that work is complete, the entire site will be suitable for commercial or industrial uses. The First Transit building is expected to remain in use, while the vacant eastern portion of the site is planned for commercial or industrial development.

In 2022, the Cattaraugus County IDA approved tax breaks for a \$6.4 million redevelopment project on the site. Mike Lesakowski of Buffalo-based TurnKey Environmental Restoration and Donald Benson of Benson Construction and Development at the time told the IDA board that the project included a \$3 million cleanup in phase one, followed by a mixed commercial and industrial building.

Benson has been involved in a number of cleanup efforts in the area. Other firms have also been active, with the lot across Franklin Street wrapping up major work in late 2024. The lot at 350 Franklin St. was remediated by MJ Painting Contracting Corp., and DEC officials announced in November that work to clear that 9-acre site of pollution from the city's oil and fertilizer manufacturing days was completed.

FOR IMMEDIATE RELEASE
December 23, 2024

**State Labor Department Releases Preliminary
 November 2024 Area Unemployment Rates**

The New York State Department of Labor today released preliminary local area unemployment rates for November 2024. Rates are calculated using methods prescribed by the U.S. Bureau of Labor Statistics. The State's area unemployment rates rely in part on the results of the Current Population Survey, which contacts approximately 3,100 households in New York State each month. To recap last week's statewide press release, New York State's seasonally adjusted unemployment rate held constant at 4.4% in November 2024.

Local Area Unemployment Rates* (%)
November 2023 and November 2024
 (not seasonally adjusted)



*Data are preliminary and subject to change.

The data in the preceding table are not seasonally adjusted, which means they reflect seasonal influences (e.g., holiday and summer hires). Therefore, the most valid comparisons with this type of data are year-to-year comparisons of the same month, for example, November 2023 versus November 2024. Labor force data for the current month are preliminary and subject to revision as more information becomes available the following month. Revised estimates for prior months are available at: <https://dol.ny.gov/local-area-unemployment-statistics>

Labor force statistics, including the unemployment rate, for New York and every other state are based on statistical regression models specified by the U.S. Bureau of Labor Statistics. These are the most up-to-date estimates of persons employed and unemployed by place of residence. Estimates are available for New York State, labor market regions, metropolitan areas, counties and municipalities with population of at least 25,000.

**Rate of Unemployment by County of Residence
New York State, November 2024
(Not seasonally adjusted)**

COUNTY	RATE	COUNTY	RATE
Albany	3.0%	Niagara	3.7%
Allegany	3.6%	Oneida	3.4%
Bronx	7.1%	Onondaga	3.2%
Broome	3.6%	Ontario	2.8%
Cattaraugus	3.7%	Orange	3.2%
Cayuga	3.2%	Orleans	3.5%
Chautauqua	3.8%	Oswego	3.8%
Chemung	3.6%	Otsego	3.3%
Chenango	3.0%	Putnam	3.0%
Clinton	3.4%	Queens	4.8%
Columbia	2.7%	Rensselaer	3.0%
Cortland	3.7%	Richmond	4.9%
Delaware	3.4%	Rockland	3.0%
Dutchess	3.1%	St. Lawrence	3.9%
Erie	3.6%	Saratoga	2.7%
Essex	3.3%	Schenectady	3.3%
Franklin	3.5%	Schoharie	3.3%
Fulton	4.0%	Schuyler	3.7%
Genesee	3.0%	Seneca	3.2%
Greene	3.5%	Steuben	3.7%
Hamilton	4.4%	Suffolk	3.1%
Herkimer	3.7%	Sullivan	3.0%
Jefferson	4.0%	Tioga	3.1%
Kings	5.8%	Tompkins	3.0%
Lewis	3.4%	Ulster	3.1%
Livingston	3.1%	Warren	3.6%
Madison	3.2%	Washington	3.0%
Monroe	3.4%	Wayne	3.0%
Montgomery	3.9%	Westchester	3.2%
Nassau	2.9%	Wyoming	3.4%
New York	4.8%	Yates	2.8%

**Employed, Unemployed, and Rate of Unemployment by Place of Residence
For New York State and Major Labor Areas, November 2024**
(Numbers in thousands, not seasonally adjusted)

AREA/COUNTY	EMPLOYED			UNEMPLOYED			UNEMPLOYMENT RATE (%)		
	Nov. 2024	Nov. 2023	Net Change	Nov. 2024	Nov. 2023	Net Change	Nov. 2024	Nov. 2023	Net Change
United States	161,456	162,149	-693	6,708	5,827	+881	4.0	3.5	+0.5
New York State	9,239.5	9,335.9	-96.4	404.1	407.6	-3.4	4.2	4.2	0.0
Albany-Schenectady-Troy	437.8	446.4	-8.7	13.6	15.4	-1.8	3.0	3.3	-0.3
Albany	152.9	156.0	-3.2	4.8	5.5	-0.7	3.0	3.4	-0.4
Rensselaer	78.9	80.5	-1.6	2.4	2.8	-0.4	3.0	3.4	-0.4
Saratoga	117.3	119.6	-2.3	3.3	3.6	-0.4	2.7	3.0	-0.3
Schenectady	74.5	76.1	-1.5	2.6	2.9	-0.3	3.3	3.7	-0.4
Schoharie	14.2	14.3	-0.1	0.5	0.6	-0.1	3.3	3.8	-0.5
Binghamton	100.8	101.8	-1.1	3.7	4.1	-0.4	3.5	3.8	-0.3
Broome	79.2	80.1	-0.9	3.0	3.3	-0.3	3.6	4.0	-0.4
Tioga	21.6	21.7	-0.2	0.7	0.8	-0.1	3.1	3.3	-0.2
Buffalo-Niagara Falls	519.1	530.8	-11.7	19.6	22.6	-3.0	3.6	4.1	-0.5
Erie	425.3	435.1	-9.7	16.0	18.3	-2.4	3.6	4.0	-0.4
Niagara	93.8	95.7	-1.9	3.7	4.2	-0.6	3.7	4.2	-0.5
Dutchess-Putnam	190.2	193.5	-3.3	6.0	6.8	-0.8	3.1	3.4	-0.3
Dutchess	140.4	142.7	-2.3	4.5	5.0	-0.6	3.1	3.4	-0.3
Putnam	49.8	50.8	-0.9	1.5	1.8	-0.2	3.0	3.3	-0.3
Elmira (Chemung)	32.7	33.6	-0.9	1.2	1.4	-0.2	3.6	4.1	-0.5
Glens Falls	54.7	56.0	-1.3	1.9	2.2	-0.4	3.3	3.8	-0.5
Warren	28.9	29.8	-0.9	1.1	1.3	-0.2	3.6	4.0	-0.4
Washington	25.8	26.2	-0.4	0.8	1.0	-0.2	3.0	3.6	-0.6
Ithaca (Tompkins)	47.2	48.9	-1.7	1.5	1.5	-0.1	3.0	3.0	0.0
Kingston (Ulster)	84.6	86.0	-1.3	2.7	3.2	-0.6	3.1	3.6	-0.5
Nassau-Suffolk	1,473.3	1,495.6	-22.3	45.7	53.3	-7.5	3.0	3.4	-0.4
Nassau	703.1	714.2	-11.1	20.9	24.4	-3.5	2.9	3.3	-0.4
Suffolk	770.2	781.4	-11.2	24.8	28.9	-4.1	3.1	3.6	-0.5
New York City	3,937.7	3,951.6	-13.9	227.1	203.5	+23.5	5.5	4.9	+0.6
Bronx	566.8	568.4	-1.6	43.2	38.3	+4.9	7.1	6.3	+0.8
Kings	1,158.5	1,162.8	-4.3	71.5	64.6	+6.9	5.8	5.3	+0.5
New York	892.9	896.4	-3.5	45.2	41.6	+3.6	4.8	4.4	+0.4
Queens	1,101.1	1,104.9	-3.8	55.8	49.2	+6.7	4.8	4.3	+0.5
Richmond	218.4	219.1	-0.7	11.3	9.9	+1.4	4.9	4.3	+0.6
Orange-Rockland-Westchester	819.3	832.3	-13.1	27.0	31.0	-4.0	3.2	3.6	-0.4
Orange	184.4	186.7	-2.3	6.2	7.2	-1.0	3.2	3.7	-0.5
Rockland	154.6	157.2	-2.6	4.7	5.5	-0.8	3.0	3.4	-0.4
Westchester	480.3	488.5	-8.2	16.1	18.3	-2.2	3.2	3.6	-0.4
Rochester	504.9	510.5	-5.6	17.1	19.8	-2.7	3.3	3.7	-0.4
Livingston	29.4	29.5	-0.1	0.9	1.1	-0.1	3.1	3.5	-0.4
Monroe	351.1	356.3	-5.2	12.4	14.4	-2.0	3.4	3.9	-0.5
Ontario	54.1	54.6	-0.5	1.6	1.9	-0.3	2.8	3.3	-0.5
Orleans	16.6	16.5	+0.1	0.6	0.7	-0.1	3.5	3.9	-0.4
Wayne	42.2	42.3	-0.1	1.3	1.5	-0.1	3.0	3.3	-0.3
Yates	11.5	11.3	+0.2	0.3	0.4	-0.1	2.8	3.4	-0.6
Syracuse	297.3	301.3	-3.9	10.2	11.7	-1.4	3.3	3.7	-0.4
Madison	31.7	31.9	-0.2	1.0	1.2	-0.2	3.2	3.7	-0.5
Onondaga	215.2	218.3	-3.2	7.2	8.1	-0.9	3.2	3.6	-0.4
Oswego	50.5	51.1	-0.6	2.0	2.3	-0.3	3.8	4.4	-0.6
Utica-Rome	121.4	122.9	-1.5	4.4	4.9	-0.5	3.5	3.8	-0.3
Herkimer	26.0	26.3	-0.2	1.0	1.1	-0.1	3.7	4.0	-0.3
Oneida	95.4	96.6	-1.3	3.4	3.8	-0.4	3.4	3.8	-0.4
Watertown-Fort Drum (Jefferson)	41.6	42.5	-0.9	1.7	2.1	-0.3	4.0	4.6	-0.6

Note: Data are subject to revision. Detail may not add to totals due to rounding.
Source: New York State Department of Labor, Division of Research and Statistics, 518-457-3800.

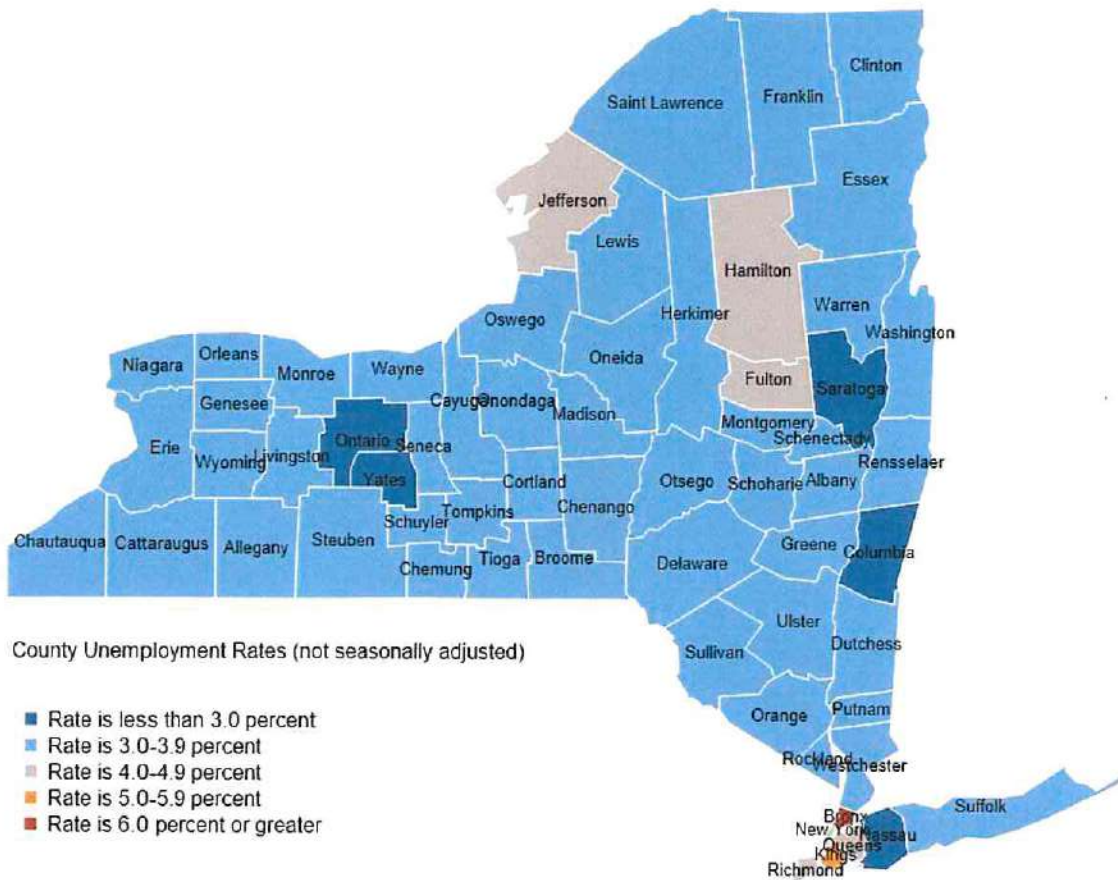
**Employed, Unemployed, and Rate of Unemployment by Place of Residence
For Counties Not Within Major Labor Areas, November 2024**
(Numbers in thousands, not seasonally adjusted)

AREA/COUNTY	EMPLOYED			UNEMPLOYED			UNEMPLOYMENT RATE (%)		
	Nov. 2024	Nov. 2023	Net Change	Nov. 2024	Nov. 2023	Net Change	Nov. 2024	Nov. 2023	Net Change
Allegany	18.9	19.0	-0.1	0.7	0.8	-0.1	3.6	4.0	-0.4
Cattaraugus	31.2	31.7	-0.6	1.2	1.5	-0.3	3.7	4.4	-0.7
Cayuga	34.4	34.4	0.0	1.1	1.3	-0.2	3.2	3.6	-0.4
Chautauqua	50.7	51.0	-0.3	2.0	2.4	-0.3	3.8	4.4	-0.6
Chenango	21.0	21.1	-0.1	0.6	0.8	-0.1	3.0	3.6	-0.6
Clinton	33.9	34.9	-1.0	1.2	1.2	0.0	3.4	3.4	0.0
Columbia	29.3	29.5	-0.2	0.8	0.9	-0.1	2.7	3.1	-0.4
Cortland	21.7	21.6	+0.1	0.8	1.0	-0.1	3.7	4.4	-0.7
Delaware	17.7	17.8	-0.1	0.6	0.7	-0.1	3.4	4.0	-0.6
Essex	15.7	15.8	-0.1	0.5	0.7	-0.1	3.3	4.1	-0.8
Franklin	18.1	18.2	-0.2	0.7	0.8	-0.1	3.5	4.0	-0.5
Fulton	21.1	21.6	-0.5	0.9	1.0	-0.1	4.0	4.5	-0.5
Genesee	28.6	28.6	0.0	0.9	1.0	-0.1	3.0	3.5	-0.5
Greene	19.0	19.5	-0.6	0.7	0.8	-0.2	3.5	4.2	-0.7
Hamilton	1.9	2.0	0.0	0.1	0.1	0.0	4.4	6.4	-2.0
Lewis	11.6	11.3	+0.3	0.4	0.5	-0.1	3.4	4.2	-0.8
Montgomery	21.1	21.3	-0.2	0.9	1.0	-0.2	3.9	4.7	-0.8
Otsego	26.0	26.2	-0.2	0.9	1.0	-0.1	3.3	3.8	-0.5
St. Lawrence	41.4	42.2	-0.7	1.7	1.9	-0.2	3.9	4.3	-0.4
Schuyler	7.6	7.7	-0.1	0.3	0.3	0.0	3.7	4.2	-0.5
Seneca	13.9	14.0	-0.2	0.5	0.5	-0.1	3.2	3.6	-0.4
Steuben	38.4	39.3	-0.9	1.5	1.6	-0.1	3.7	3.9	-0.2
Sullivan	37.5	37.2	+0.3	1.2	1.4	-0.2	3.0	3.6	-0.6
Wyoming	16.3	16.3	0.0	0.6	0.7	-0.1	3.4	4.1	-0.7

Note: Data are subject to revision. Detail may not add to totals due to rounding.

Source: New York State Department of Labor, Division of Research and Statistics, 518-457-3800.

Unemployment Rates by County, New York State, November 2024



New York State's unemployment rate is 4.2%



Jobs and Unemployment Fact Sheet

This fact sheet conveys important technical information that will contribute to a better understanding of labor force data ("household survey"), including resident employment/unemployment rates, and jobs by industry data ("business survey"), which are presented in the New York State Department of Labor's monthly press release.

State Unemployment Rates Based on Regression Model

Beginning with data for January 1996, unemployment rates for New York State and all other states (as well as New York City and the City of Los Angeles) have been estimated using time-series regression statistical models developed by the U.S. Bureau of Labor Statistics (BLS).

Advantage of Regression Model

Use of a time-series regression model reduces the month-to-month variation in unemployment rates and resident employment by reducing variation caused by sampling errors and other components of statistical noise (irregularities).

Benchmarking of Estimates

Once each year, labor force estimates, such as civilian labor force and the unemployment rate, are revised to reflect updated input data including new Census Bureau populations controls, newly revised establishment jobs data and new state-level annual average data from the Current Population Survey (CPS). As part of this procedure, all state figures are reviewed, revised as necessary and then re-estimated. This process is commonly referred to as "benchmarking."

Changes in Methodology

Labor force estimates are now produced with an improved time-series regression model, which utilizes "real-time" benchmarking. "Real-time" benchmarking reduces end-of-year revisions, which also means that major economic events will be reflected in a more-timely manner in state labor force estimates.

In addition, the new methodology includes an updated way of estimating for sub-state areas (e.g. counties, metro areas) the number of unemployed who are new entrants or re-entrants into the labor force. This change in methodology will result in lower unemployment rates in some areas and increased rates in others.

Unemployed and UI Beneficiaries

The estimate of the number of unemployed includes all persons who had no employment during the reference week (the week including the 12th of the month), were available for work, except for temporary illness, and had made specific efforts to find employment sometime during the 4-week period ending with the reference week. Unemployment insurance (UI) beneficiaries include those who apply for and qualify for UI benefits. Consequently, the estimate of the number of unemployed and the number of UI beneficiaries do not necessarily move in tandem.

Jobs Data

Jobs data are obtained from a separate joint federal-state survey of business establishments. The survey, called the Current Employment Statistics of Establishments, samples establishments in New York State. It excludes self-employed workers, agricultural workers, unpaid family workers and domestic workers employed by private households. This data represents a count of jobs by place of work. Data for each month is revised the following month as more complete information becomes available.

Empire State Manufacturing Survey

Survey responses were collected between December 2 and December 9.

Business activity held steady in New York State in December, according to firms responding to the *Empire State Manufacturing Survey*. After rising sharply last month, the headline general business conditions index retreated thirty-one points to 0.2. New orders and shipments increased modestly. Delivery times shortened somewhat, and supply availability was little changed. Inventories increased at a substantial clip. Labor market indicators pointed to small decline in employment and a slightly shorter average workweek. Both input and selling price increases moderated. Firms remained optimistic about the six-month outlook, though somewhat less so than in November.

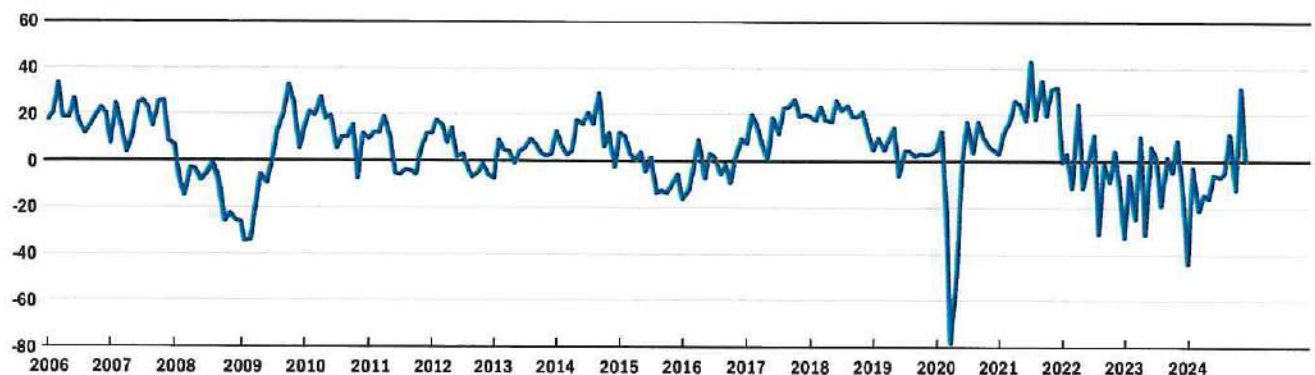
Conditions Hold Steady

Manufacturing activity was little changed in New York State, according to the December survey. After shooting up over forty points last month, the general business conditions index fell thirty-one points to 0.2. The new orders and shipments indexes retreated, but remained positive at 6.1 and 9.4, respectively, pointing to modest gains in both orders

General Business Conditions

Seasonally Adjusted

Diffusion Index



Note: The shaded areas indicate periods designated as recessions by the National Bureau of Economic Research.

ECONOMIST COMMENTARY

“On the heels of a strong November, manufacturing activity held steady in New York State in December. The pace of price increases moderated, and employment declined modestly. Firms were fairly optimistic about future conditions.”

—Richard Deitz, Economic Research Advisor at the New York Fed

and shipments. Unfilled orders continued to fall. The inventories index climbed to 10.5, signaling that inventories grew. The delivery times index fell eleven points to -7.4, suggesting that delivery times were shorter, and the supply availability index came in at 1.1, a sign that supply availability was little changed.

Price Increases Slow

Labor market conditions worsened somewhat. The index for number of employees moved down to -5.8, and the average workweek index fell to -3.9, pointing to a small decline in both employment and hours worked. The prices

paid index fell seven points to 21.1, and the prices received index declined eight points to 4.2, suggesting that both input and selling price increases moderated.

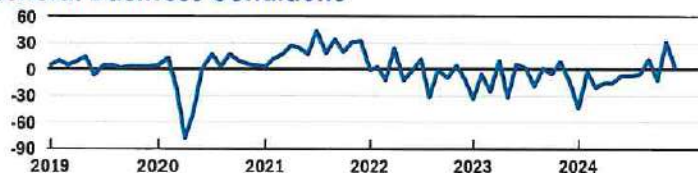
Firms Remain Optimistic

Firms were fairly optimistic that conditions would continue to improve in the months ahead, though less so than they were in November. The index for future business activity fell nine points to 24.6, with forty-two percent of respondents expecting conditions to improve over the next six months. Inventories are expected to continue to grow, and capital spending plans remained modest. ■

Current Indicators

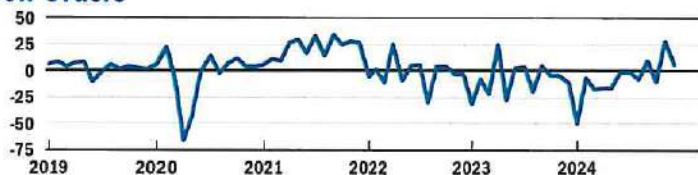
Change from Preceding Month

General Business Conditions



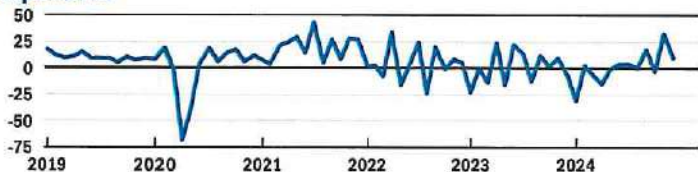
	Percent Reporting		Index
	Higher	Lower	
Nov	40.9	9.7	31.2
Dec	25.8	25.6	0.2
Change			-31.0

New Orders



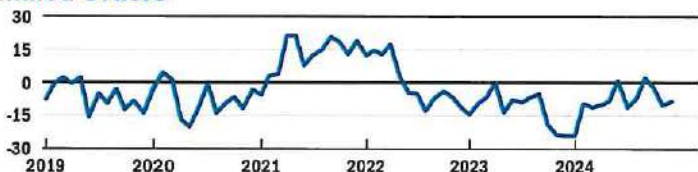
	Percent Reporting		Index
	Higher	Lower	
Nov	42.0	14.0	28.0
Dec	27.3	21.2	6.1
Change			-21.9

Shipments



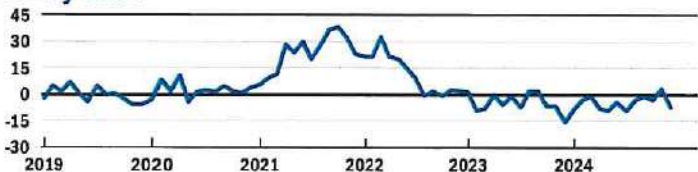
	Percent Reporting		Index
	Higher	Lower	
Nov	45.8	13.4	32.5
Dec	30.7	21.2	9.4
Change			-23.1

Unfilled Orders



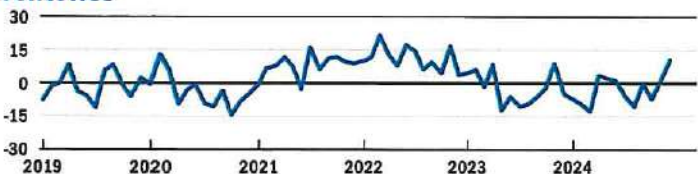
	Percent Reporting		Index
	Higher	Lower	
Nov	13.4	23.7	-10.3
Dec	10.5	18.9	-8.4
Change			1.9

Delivery Time



	Percent Reporting		Index
	Higher	Lower	
Nov	13.4	10.3	3.1
Dec	7.4	14.7	-7.4
Change			-10.5

Inventories

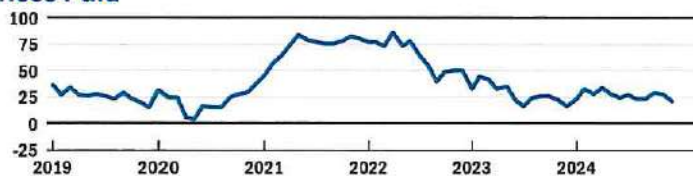


	Percent Reporting		Index
	Higher	Lower	
Nov	19.6	18.6	1.0
Dec	24.2	13.7	10.5
Change			9.5

Current Indicators, *continued*

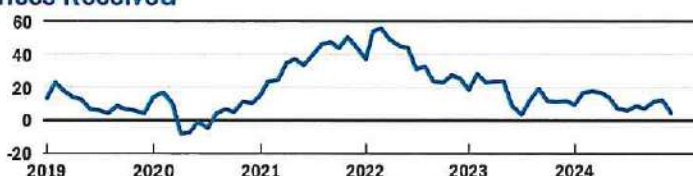
Change from Preceding Month

Prices Paid



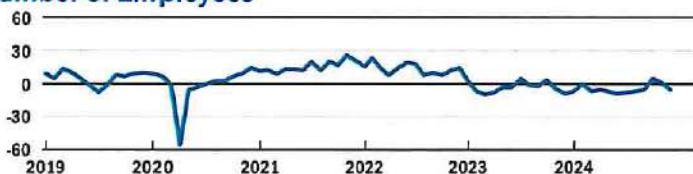
	Percent Reporting		Index
	Higher	Lower	
Nov	27.8	0.0	27.8
Dec	24.2	3.2	21.1
Change			-6.7

Prices Received



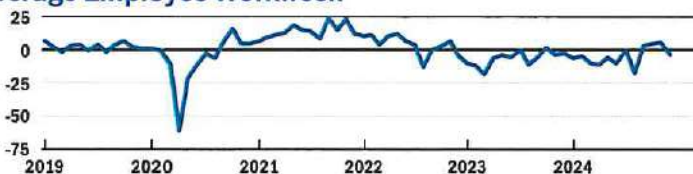
	Percent Reporting		Index
	Higher	Lower	
Nov	14.4	2.1	12.4
Dec	11.6	7.4	4.2
Change			-8.2

Number of Employees



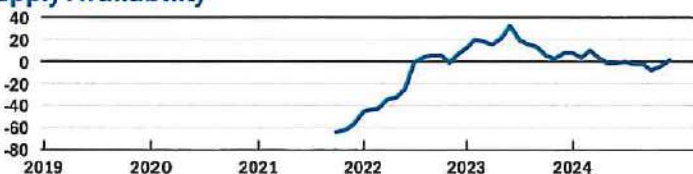
	Percent Reporting		Index
	Higher	Lower	
Nov	12.1	11.2	0.9
Dec	7.9	13.8	-5.8
Change			-6.7

Average Employee Workweek



	Percent Reporting		Index
	Higher	Lower	
Nov	11.8	5.7	6.1
Dec	7.2	11.1	-3.9
Change			-10.0

Supply Availability



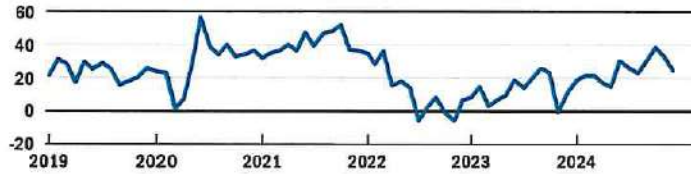
	Percent Reporting		Index
	Higher	Lower	
Nov	2.1	6.2	-4.1
Dec	4.2	3.2	1.1
Change			5.2

Note: Data are seasonally adjusted. The current supply availability index was added to the report in June 2024 and included a history of data points going back to 2021.

Forward-Looking Indicators

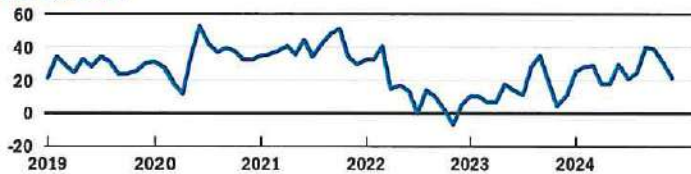
Expectations Six Months Ahead

General Business Conditions



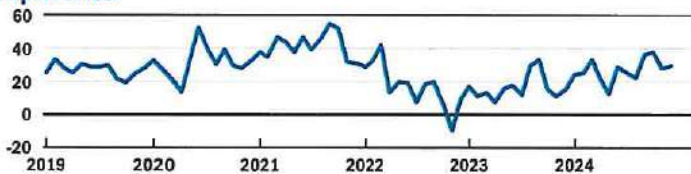
	Percent Reporting		Index
	Higher	Lower	
Nov	49.6	16.4	33.2
Dec	41.9	17.4	24.6
Change			-8.6

New Orders



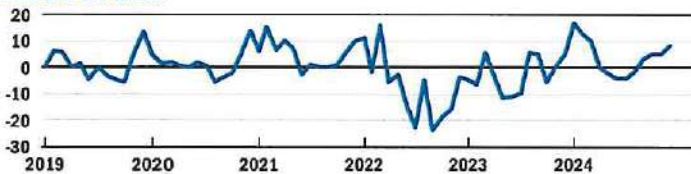
	Percent Reporting		Index
	Higher	Lower	
Nov	50.4	19.0	31.4
Dec	43.5	21.8	21.8
Change			-9.6

Shipments



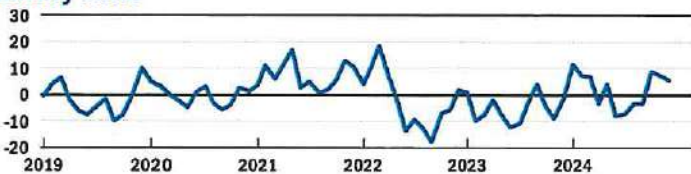
	Percent Reporting		Index
	Higher	Lower	
Nov	47.4	19.5	27.9
Dec	44.1	14.7	29.4
Change			1.5

Unfilled Orders



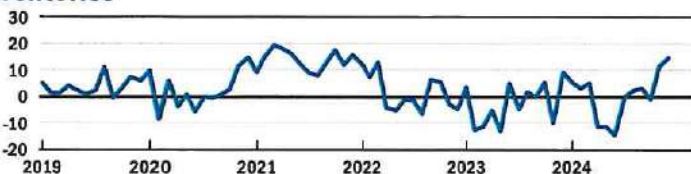
	Percent Reporting		Index
	Higher	Lower	
Nov	17.5	12.4	5.2
Dec	21.1	12.6	8.4
Change			3.2

Delivery Time



	Percent Reporting		Index
	Higher	Lower	
Nov	16.5	9.3	7.2
Dec	14.7	9.5	5.3
Change			-1.9

Inventories

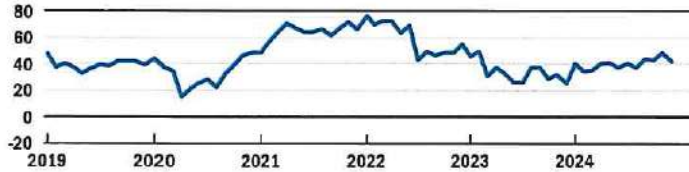


	Percent Reporting		Index
	Higher	Lower	
Nov	24.7	13.4	11.3
Dec	28.4	13.7	14.7
Change			3.4

Forward-Looking Indicators, *continued*

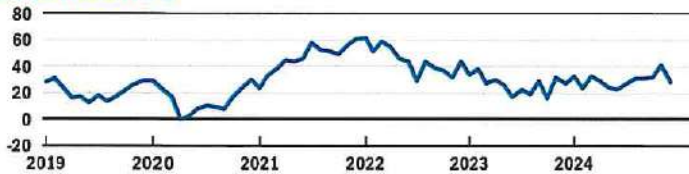
Expectations Six Months Ahead

Prices Paid



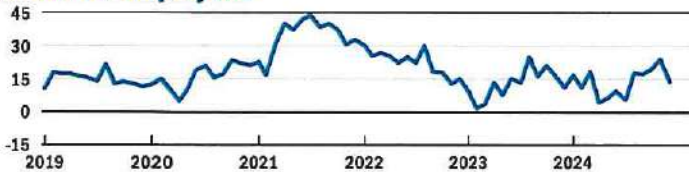
	Percent Reporting		Index
	Higher	Lower	
Nov	50.5	2.1	48.5
Dec	50.5	8.4	42.1
Change			-6.4

Prices Received



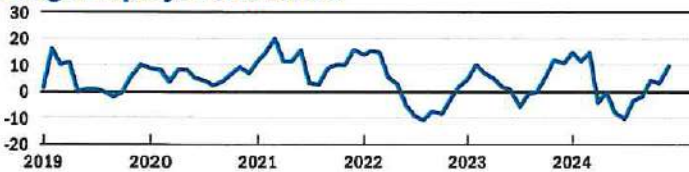
	Percent Reporting		Index
	Higher	Lower	
Nov	46.4	5.2	41.2
Dec	36.8	8.4	28.4
Change			-12.8

Number of Employees



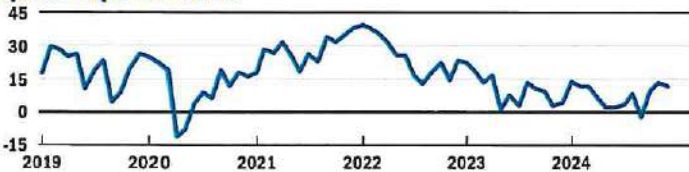
	Percent Reporting		Index
	Higher	Lower	
Nov	31.8	7.9	23.9
Dec	24.1	10.2	13.8
Change			-10.1

Average Employee Workweek



	Percent Reporting		Index
	Higher	Lower	
Nov	12.4	9.3	3.1
Dec	17.9	8.4	9.5
Change			6.4

Capital Expenditures



	Percent Reporting		Index
	Higher	Lower	
Nov	24.7	11.3	13.4
Dec	21.1	9.5	11.6
Change			-1.8

Supply Availability



The Empire survey began asking about expected supply availability in May 2024.

	Percent Reporting		Index
	Higher	Lower	
Nov	6.2	5.2	1.0
Dec	5.3	9.5	-4.2
Change			-5.2

Note: Data are seasonally adjusted. The expected supply availability index was added to the report in June 2024 and included one additional data point from May 2024. The technology spending index was discontinued at this time.