

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

FINANCIAL STATEMENTS

**FOR THE YEAR ENDED DECEMBER 31, 2024
WITH SUMMARIZED COMPARATIVE 2023 INFORMATION**

**COUNTY OF CATTAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

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**COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY
FOR THE YEAR ENDED DECEMBER 31, 2024
WITH SUMMARIZED COMPARATIVE 2023 INFORMATION**

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**JOHNSON, MACKOWIAK
& ASSOCIATES, LLP**

Certified Public Accountants & Consultants

INDEPENDENT AUDITORS' REPORT

To the Board of Directors
County of Cattaraugus Industrial Development Agency
Ellicottville, New York 14731

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of County of Cattaraugus Industrial Development Agency (CCIDA) as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise CCIDA's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of the CCIDA, as of December 31, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the CCIDA and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the CCIDA's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the CCIDA's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the CCIDA's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and Schedules of Proportionate Share of the Net Pension Liability and Schedule of Agency Contributions on pages 4–12 and 30–31 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Report on Summarized Comparative Information

We have previously audited CCIDA's 2023 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated March 12, 2024. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2023, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated March 25, 2025, on our consideration of the CCIDA's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the CCIDA's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering CCIDA's internal control over financial reporting and compliance.

Johnson, Mackowiak & Associates, LLP

Johnson, Mackowiak & Associates, LLP

Fredonia, New York

March 25, 2025

**MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2024 WITH COMPARATIVE 2023 INFORMATION**

As management of the County of Cattaraugus Industrial Development Agency, a component unit of Cattaraugus County, we offer readers of the Agency's financial statements this narrative overview and analysis of the financial activities of the Agency for the year ended December 31, 2024.

FINANCIAL HIGHLIGHTS

The Agency's assets and deferred outflows of resources exceeded its liabilities and deferred inflows of resources by \$2,322,931 for the fiscal year reported. This compares to the previous year when assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$2,200,439.

Total net position comprises the following:

1. Net investment in capital assets of \$246,550 includes property and equipment, net of accumulated depreciation.
2. Unrestricted net position of \$2,076,380 represents the portion available to maintain the Agency's continuing obligations to citizens and creditors.

Agency revenue for the year ended 2024 totaled \$708,630 of which \$632,968 was from charges for services provided by the Agency and \$75,662 was earned from investments.

In 2024, the Agency induced fourteen direct projects for a net investment of just under \$168,123,924 in total private sector project costs.

In 2024, although the Agency reported a gross revenue decrease from previous years there was an increase in net position. In addition, the Agency has roughly \$44,000,000 of approved projects that are ready to close when the project applicants are ready to do so, thus giving the Agency a healthy backlog of approved projects that will generate fee income when they close.

Since January 1, 2012 the County of Cattaraugus IDA & Cattaraugus County Capital Resource Corporation have conducted 113 Board Meetings, which in turn has induced 153 "direct" projects. In addition, the CCIDA/CCCRC has acted as an Advisor on 24 additional projects within Cattaraugus County.

With the help of the Cattaraugus County Legislature, the Agency formed the Capital Resource Corporation (CRC) to assist 501 (c) (3) entities within Cattaraugus County. In 2024 CCCRC accepted an Industrial Revenue Bond application from Edelweiss Dairy, LLC. which is proposing a significant expansion of their dairy operations of nearly \$34,000,000.

For the year ended December 31, 2024, the Agency's expenses totaled \$586,138. This includes the administrative expense of the CRC. The Agency's largest expense was for contractual expenses, such as rent, utilities, and professional services, which accounted for 54% percent of the Agency's total expense. Personal services and related employee benefits accounted for 46% percent of all expenses. The Agency also reported no depreciation expense in 2024.

The CCIDA continues to make great effort and strides to transform itself in a very positive way to its business community. The CCIDA has supported projects to further assist small business-related projects (i.e. **The Sports Locker**) and once again proved the merit of establishing its Adaptive Reuse Program, via the support of the vital and key project of the **Olean Centre Mall**. The Agency's *Tourism Policy* also came into play in regards to development projects in Ellicottville, related to several key upgrades at **Holiday Valley and The Lincoln Boutique Motel in 2024, even after a very challenging winter season**. Manufacturing investments (North Park Innovations) proved yet to be another strong indicator that our County is moving in the right direction.

In 2024, the CCIDA has continued to modify, change and implement programs and policies to help keep the businesses that are located in the area more competitive in this global market that we live and operate in.

It is to be noted that what is outlined below could not *and* would not have been possible without the direction, guidance and most of all the support, from the **CCIDA Board Members, Staff & the Counsel**. Many thanks as well to all members of the **County of Cattaraugus Legislature** for their input, thoughts and support, as it's been invaluable to us and our business community here in the County. We are forever grateful for all of the help and Leadership from the entire Cattaraugus County Legislature. Without our Legislature's support and Leadership, some of these projects simply would not have come to fruition.

Many thanks also go to the members of the **Cattaraugus County Economic Development Team**, their assistance and help is always greatly appreciated.

2024 CCIDA INDUCED PROJECTS (Private Sector Investment in Cattaraugus County):

1. Route Two Nineteen, LLC \$1,850,000
2. Indus Hotels Inc. \$1,748,989
3. Turbo Machining LLC \$1,019,000
4. Great Lakes Cheese Modification \$97,000,000
5. Win-Sum Ski Corp. \$304,000
6. Kless Boys Development, LLC \$6,500,000
7. Olean Town Centre LLC \$40,229,315
8. Win-Sum Ski Corp. \$2,459,120
9. MJ Painting Contractor Corp. \$1,733,500
10. North Park LLC/North Park Innovation Group, Inc. \$770,000
11. QSKI, LLC \$2,000,000
12. Olean Manor Inc. \$9,810,000
13. The Sports Locker, Inc. \$200,000
14. Jamestown Macadam, Inc. \$2,500,000

***Total IDA Inducements/Project (Investment) Amounts:**

\$168,123,924

2024 Year in Review Highlights

Revolution Rail Bike:

Prior to 2024, great efforts were made by the Village of Cattaraugus and Village Leaders to lure Revolution Rail Bike Company to the Village of Cattaraugus, through the great partnership between the Cattaraugus County Legislature and the IDA, an agreement was forged to commit roughly \$300,000 to rehab a 3 mile

stretch of rail that starts in the Village of Cattaraugus and travels through the beautiful gorges of the Village that heads westward. Revolution Rail transforms historic railways into scenic rail biking pathways, inviting people of all ages and abilities closer to nature, history, and each other. RevRail consciously creates a setting that allows our guests to “take a break” from the stressors and complexities of modern life. We believe this project will be a definite game changer for the Village and County as a whole. Work commenced in the late summer of 2024 and a proposed opening date will be in May 2025. RevRail is a major tourism engine that hopes to bring in 50,000 riders to the County. In December of 2024 the IDA and RevRail executed a seven (7) License agreement to operate on the IDA owned tracks.

NY Forward Grant Application:

In addition to the work on RevRail, the IDA also supported the significant efforts and work with assisting the Village of Cattaraugus on the submitted NY Forward Grant application. The Village hopes to hear something on this in early 2025. If awarded, this would only sustain and propel the very investments that have been made into the Village over the past 2 years.

2024-Another very busy Year for the IDA:

2024 proved to be another very busy year with once again a wide variety of projects, demonstrating the IDA's ability to be nimble and available to help and assist the private sector. Since 2020 even through the challenges of the Covid-19 Pandemic, the IDA has induced and assisted projects that equate to nearly \$1 Billion dollars in direct investment in the County. That number also represents over 770 new jobs to the County.

The IDA has been working very aggressively with our partners, teammates and officials to try and recruit new businesses and organic growth investments as well. It is starting to pay off. Furthermore, IDA hopes to lure two (2) new manufacturing businesses to the County by 2025, on projects that they worked on in earnest in 2024.

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

This will be an excellent opportunity to help fund various local projects, determined by our Team, which the IDA is an active and participating member of.

The IDA also spent a great deal of time researching ways to better maximize their investments with their existing CD's and the associated rates and terms. Since 2023 was a record income year for the Agency, we wanted to ensure the highest return on the Agency's funds. Cattaraugus County Bank proved to be an excellent partner and through their assistance the IDA was able to take advantage of a program that CCB recently instituted for all of their high balance account holders which resulted in the Agency receiving \$75,000 in interest payments in 2024.

Newly Created Policies/Procedures & Economic Development Initiatives to further assist Economic Growth throughout Cattaraugus County:

- The Executive director was added to the **WNY Regional Council Work Group for Advanced Manufacturing**. Multiple meetings have been conducted to date with a plan to assist our manufacturing base in WNY.
- **Outreach to Municipalities & Stakeholders:** The CCIDA works hard to meet with as many local

municipalities and taxing jurisdictions as a whole, as possible each year.

The Agency continues to strive to be in touch and contact with our 32 Towns, 9 Villages, 2 Cities, and 13 School Districts as much as possible to make them aware of the CCIDA's programs, policies and PILOTS, and how that may affect them. In 2025, the CCIDA will continue to build off of this and continue to reach out.

- Carrying the CCIDA's mission and message will continue to be a paramount endeavor. Whether it's presentations, Letters to The Editor, Public Hearings, etc. In addition, over the past year, the executive director has presented the Agency's message about its benefits at meetings put on by the *Buffalo Niagara Partnership*, the *IBN*, *NYSEDC* & *NYSCAR*, to name a few.
- **Board Member of the Can-Am Council:** The Can-Am Council is comprised of representatives from member companies engaged in cross border commerce and oversees an agenda focused on bi-national relationship-building, joint planning, border advocacy and business-to-business interaction.
- **The CCIDA continued as a Board Member with Invest Buffalo Niagara (IBN):** Founded in 1999, Invest Buffalo Niagara represents the eight counties of Western New York. It is the region's nonprofit, privately funded economic development organization focused on job creation. Its mission is to attract new employers to the Buffalo Niagara region through outreach to growing companies around the world to support business attraction, expansion and entrepreneurship. Invest Buffalo Niagara collaborates with local businesses, universities, nonprofit organizations and elected officials to deliver a unified response to regional economic development opportunities.
- **Continued "Project in Process" Update to Board Meetings:** The Agency will continue to implement a "Project in Process Update" at each Board meeting to keep the Board and public apprised of how a recent CCIDA induced project is fairing with its development and investment. Projects will continue to be charted, tracked and monitored.
 - Also, the CCIDA will continue to bring in more "industry" guests to meetings to update and present to the Board: Catt. County, STW, ESD, JCC, SBA, etc.
- **Continued Business Outreach & Marketing Campaigns:** Working with Partners at *Invest Buffalo Niagara*, *Buffalo Niagara Partnership*, *Empire State Development*, *various Commercial Realtors/Real Estate Developers (NYSCAR)*, and *NYSEDC*, the CCIDA is always looking for ways to increase "business attraction hit rate"; to facilitate and help businesses to locate to Cattaraugus County.
 - **Commercial Sites and land:** Working with Cushman and Wakefield to do a complete available site and land directory for the County. Hard copy and e-version to be created. *There is a new commercial site directory on the website.*
 - The CCIDA has sent in 7 "IBN Site Requests" over the past year to possible outside businesses looking to locate in WNY, trying to lure the perspective business to Cattaraugus County.
- **Continued outreach and informational presentations to Municipalities:** Over the past few years, the CCIDA continued to meet with various impacted taxing jurisdictions to review and discuss the CCIDA's benefits and programs; more specifically how PILOT's "work" and what they truly are. The executive director feels this is a very necessary topic for the CCIDA to be proactive in educating the impacted taxing jurisdictions about the CCIDA and its programs, and how it affects each impacted taxing jurisdiction when the CCIDA is party to a project.

Carrying the mission and message will continue to be a paramount endeavor. Whether it's presentations, Letters to The Editor, Public Hearings, etc.

In addition, over the past year the executive director has presented the Agency's message about our

benefits at meetings put on by the *Buffalo Niagara Partnership, the IBN, NYSEDC & NYSCAR*, to name a few.

- **Continued Business Outreach & Marketing Campaigns:** Working with our Partners at *Invest Buffalo Niagara, Buffalo Niagara Partnership, Empire State Development, various Commercial Realtors/Real Estate Developers (NYSCAR), NYSEDC along with Mr. Greg Sehr (Upstate Consultants, LLC)*, the CCIDA is always looking for ways to increase "business attraction hit rate"; to facilitate and help businesses to locate to Cattaraugus County.
 - The CCIDA will be assisting endeavors that focus on "Cattaraugus County ExPats", who have moved away, in hopes of luring some people back to the County. We will keep this active and will continually update daily/weekly on various highlights, pictures, news stories, etc. Some of which has already started with OBDC "Come Home, Stay Home".
 - **Commercial Sites and land:** Working with Cushman and Wakefield to do a complete available site and land directory for the County. Hard copy and e-version to be created. (*Work has begun on this already on 2 key sites within the County*).
 - The Executive Director took part in many business networking events and engagements in the WNY Region, focused on economic development.
 - The CCIDA is looking to put on a networking event and meeting with various businesses to highlight the many benefits of opening up a business within the County.
- **Continued CCIDA "Outreach" within County/Region:** Over the past few years, the Executive Director has continued to "spread our message" regarding the various programs and benefits that the CCIDA has regarding economic development projects. He most recently presented to a group of County wide Assessors regarding CCIDA issued PILOT's, in a role of educating on how CCIDA issued PILOT's work and function. Carrying the mission and message will continue to be a paramount endeavor. Whether it's presentations, Letters to The Editor, Public Hearings, etc.,

In addition, over the past year the Executive Director has presented the Agency's message about the CCIDA's benefits at meetings put on by the *Buffalo Niagara Partnership, IBN, NYSEDC & NYSCAR*, to name a few.

- ❖ Since 2013 the County of Cattaraugus IDA has helped and assisted with the following employment numbers: (*as reported at the time of the Annual Audit & PARIS Reports by Company*).
 - 974- New Jobs Created
 - 4,884- Jobs Retained

Further Economic Development Enhancements-Strategies for the CCIDA

- **Workforce Development Initiatives:** The CCIDA will continue to work with continuing education partners (i.e. BOCES, WIB, JCC, SBU, etc.) to continue to connect the private sector and academia to improve workforce numbers within the County. **This effort can also be collaborated with the Northland Training Center in Buffalo, along with JCC's Manufacturing Tech Center.**
- **CCIDA - Buffalo Niagara Partnership "Canada-US Outreach":** With recent market growth of Canadian companies moving into Western New York to have an American presence, the Executive Director has already begun discussions with BNP in how to capture some of this economic development boom and bring some of it to Cattaraugus County. There is already a captive audience due to the many Canadian visitors who visit Cattaraugus County and the ski resorts. There will be significant resources and time dedicated to this endeavor in trying to lure and attract new companies, new investments and new jobs to the County.

- **Continue to refine and maximize our operations thus reducing expenses:** The goal is to look at ways to effectively minimize our expenses, without hampering the service level of operations, look for ways to reduce waste, postage expenses, copy costs, etc. and continue to look at ways to maximize technology e-mail, etc.

**Collaboration with the other Economic Development Departments-Teammates within
Cattaraugus County:**

- (1.)** Over the past 12 years, a newly formed group called "**Cattaraugus County Economic Development Team**" was formed. This group is comprised with the CCBDC, Southern Tier West, Cattaraugus County, Olean Business Development Corp., Cattaraugus LDC, Cattaraugus County PTAC, WIB, CCIDA, NYSDOL, etc.
- (2.)** Meetings are every other Tuesday to discuss various projects, ideas, and ways of assisting each other for the overall betterment of Cattaraugus County. The CCIDA is fortunate to be a member of this group.
- (3.)** The "Team" website has also been upgraded and enhanced for business clients to go to, to act as a "***virtual one stop***" to help and assist their business needs here in Cattaraugus County. The website's address is as follows: [http://www.ccbizhelp.com/
&www.investcattaraugus.com](http://www.ccbizhelp.com/&www.investcattaraugus.com)

OVERVIEW OF THE FINANCIAL STATEMENTS

The management's discussion and analysis introduces the Agency's basic financial statements. The basic financial statements include the governmentwide financial statements and the notes to the financial statements. The Agency also includes additional information to supplement the basic financial statements.

Governmentwide Financial Statements

The Agency's annual report includes two governmentwide financial statements. These statements provide both long-term and short-term information about the Agency's overall status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The first of these governmentwide statements is the statement of net position. This is the governmentwide statement of position presenting information that includes all of the Agency's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Agency as a whole is improving or deteriorating. In addition to the information provided in this report, an evaluation of the overall economic health of the Agency would extend to other nonfinancial factors, such as the overall economic climate in Cattaraugus County.

The second governmentwide statement is the statement of activities, which reports how the Agency's net position changed during the current fiscal year. All current year revenues and expenses are included regardless of when cash is received or paid. An important purpose of the design of the statement of activities is to show the financial reliance of the Agency's distinct activities or functions on revenue earned by the Agency. Both of the governmentwide financial statements detail the Agency's business-type activities that are principally supported by application fees.

A fund is an accountability unit used to maintain control over resources that have been segregated for specific activities or objectives. The Agency, like other state and local governmental units, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The Agency

has only one type of fund, a proprietary fund. This fund generally reports services for which the Agency charges a fee.

Notes to the Financial Statements

The accompanying notes to the financial statements provide information essential to a full understanding of the governmentwide and fund financial statements. The notes to the financial statements are located directly after the basic financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, this report also presents certain required supplemental information concerning the Agency. Supplemental information follows the notes to the financial statements.

FINANCIAL ANALYSIS OF THE AGENCY AS A WHOLE

As of December 31, 2024, the County of Cattaraugus Industrial Development Agency had a net position of \$2,322,931. The following table provides a summary of the Agency's net position as of the years ended December 31, 2024 and 2023.

	<u>Business-Type Activities</u>		
	<u>2024</u>	<u>2023</u>	<u>Variance</u>
Assets			
Current and Restricted Assets	\$ 2,169,532	2,025,633	143,899
Capital Assets	246,550	246,550	-
Other Assets	42,042	56,157	(14,115)
Total Assets	<u>2,458,124</u>	<u>2,328,340</u>	<u>129,784</u>
Deferred Outflows of Resources	<u>90,350</u>	<u>79,305</u>	<u>11,045</u>
Liabilities			
Current Liabilities	8,882	7,760	1,122
Long-Term Liabilities	154,850	189,444	(34,594)
Total Liabilities	<u>163,732</u>	<u>197,204</u>	<u>(33,472)</u>
Deferred Inflows of Resources	<u>61,811</u>	<u>10,002</u>	<u>51,809</u>
Net Position			
Net Investment in Capital Assets	246,550	246,550	-
Unrestricted	2,076,381	1,953,889	122,492
Total Net Position	<u>\$ 2,322,931</u>	<u>2,200,439</u>	<u>122,492</u>

The Agency's total assets and deferred outflows of resources increased \$140,829 to \$2,548,474 at December 31, 2024. The Agency's net investment in capital assets did not change over the prior year.

Total liabilities and deferred inflows of resources increased by \$18,337 to \$225,543 at December 31, 2024.

The following table provides a summary of the Agency's changes in net position for the years ended 2024 and 2023.

	Business-Type Activities			
	2024	% of Totals	2023	% of Totals
Revenues				
Charges for Services	\$ 624,321	88.1%	963,486	95.3%
Other Income	8,647	1.2%	5,211	0.5%
Investment Earnings	75,662	10.7%	42,625	4.2%
Total Revenue	<u>\$ 708,630</u>	<u>100.0%</u>	<u>1,011,322</u>	<u>100.0%</u>
Expenses				
Personal Services	\$ 223,045	38.1%	197,054	33.4%
Contractual Expenses	262,434	44.8%	355,307	53.0%
Employee Benefits	86,545	14.8%	81,259	12.9%
Lease Amortization	14,115	2.3%	13,295	0.7%
Depreciation Expense	-	-	-	-
Total Expense	<u>586,139</u>	<u>100.0%</u>	<u>646,915</u>	<u>100.0%</u>
Change in Net Position	<u>\$ 122,491</u>		<u>364,407</u>	

The Agency's total net position increased \$122,491. The following summarizes results of operations for 2024:

Operating revenue for the year ended December 31, 2024, was \$632,968 which consisted of \$624,321 from Charges for Services. \$8,647 was from miscellaneous activity.

Net nonoperating revenue was \$75,662 which consisted of bank interest.

Operating expenses for the year ended December 31, 2024, were \$586,139. There were no nonoperating expenses incurred for the year then ended. There was a substantial decrease in project expenses in 2024 due to project costs, business developments fees and legal counsel fees, many of which are nonrecurring from the previous year.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

The Agency's net investment in capital assets as of December 31, 2024, totaled \$246,550. This net investment in capital assets includes land, railroad and leasehold improvements, and equipment. The following table summarizes the change in the Agency's net investment in capital asset.

	2024	2023	Difference
Land	\$ 149,299	149,299	-
Improvements	929,373	929,373	-
Furniture and Equipment	38,424	38,424	-
Accumulated Depreciation	(870,546)	(870,546)	-
	<u>\$ 246,550</u>	<u>246,550</u>	<u>-</u>

Long-Term Liabilities

The Agency had net pension liability outstanding of \$112,808 and \$133,287 at December 31, 2024 and 2023.

BACKGROUND AND MISSION

The County of Cattaraugus Industrial Development Agency is a public benefit corporation created in 1971 to retain, promote, and assist private sector industrial and business development, thereby advancing job opportunities and economic welfare to the people of Cattaraugus County. The Agency is a self-funded entity.

The Agency serves as a partner with the other various economic development agencies within the County, for retaining and assisting not only those businesses that are already located in Cattaraugus County, but those that want to relocate here as well. Assistance is available for locating potential buildings or building sites for interested companies. Over the past three decades the Agency has assisted over 300+ companies with over \$2.64 billion in total projects. The Agency has assisted many nonprofit entities as well, including Olean General Hospital, Saint Bonaventure University, and the YMCA; each of which has added to the overall quality of life in Cattaraugus County. The Agency has also assisted companies such as Great Lakes Cheese Co., Ciomali-HY, NES Bearings, LLC and MJ Painting Contractor Corp. The Agency has also been very instrumental in the growth of the county's tourism industry by assisting in the financing of tourism destinations such as Holiday Valley, HoliMont and Revolution Rail.

The Agency helps companies take advantage of industrial revenue bonding by obtaining low-cost financing for eligible projects. Other benefits provided by the Agency include the abatement of an assortment of taxes to assist businesses as well as a variety of services to assist with the creation and retention of employment opportunities. The Agency has authorization over financing options and provides technical assistance to developers, industries, and other economic development organizations.

The mission of the Agency is to retain, promote, attract, and develop job and business opportunities; and to foster economically sound commerce and industry in the cities, towns, and villages, of Cattaraugus County.

It strives to assist and promote growing industry in the County by helping businesses to be competitive and profitable by offering:

- Financial assistance, business incentives, tax exemptions, and bond financing
- Improved utilization and development of local infrastructure
- Creation of investment, employment, and wealth, in the community
- Recruitment of new businesses

The Agency also assists qualified applicants in the implementation of a wide variety of projects, including but not limited to the following; manufacturing, industrial, warehousing, research, commercial, pollution control, recreation, tourism destination, education, cultural, railroad, continuing care, retirement, and certain nonprofit facilities.

For more information regarding the County of Cattaraugus Industrial Development Agency, please visit its website at www.cattcoida.com & www.investcattaraugus.com

CONTACTING THE AGENCY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the Agency's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Executive Director (Corey R. Wiktor) of the County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731. Telephone (716) 699-2005.

FINANCIAL STATEMENTS

COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2024 WITH SUMMARIZED COMPARATIVE 2023 INFORMATION

	IDA	CRC	TOTAL 12/31/2024	TOTAL 12/31/2023
ASSETS				
Unrestricted Cash and Cash Equivalents	267,518	53,481	320,999	938,752
Unrestricted Investments	1,835,581	-	1,835,581	1,073,759
Accounts Receivable	10,177	-	10,177	10,347
Prepaid Expenses	2,775	-	2,775	2,775
Capital Assets				
Land	149,299	-	149,299	149,299
Improvements	929,373	-	929,373	929,373
Furniture and Equipment	38,424	-	38,424	38,424
Less: Accumulated Depreciation	(870,546)	-	(870,546)	(870,546)
Net Pension Asset	-	-	-	-
Lease Asset				
Lease Asset	73,709	-	73,709	73,709
Less: Accum. Amortization - Lease Asset	(31,667)	-	(31,667)	(17,552)
Total Assets	2,404,643	53,481	2,458,124	2,328,340
DEFERRED OUTFLOWS OF RESOURCES				
Pension	90,350	-	90,350	79,305
LIABILITIES				
Payables				
Accounts Payable	-	-	-	-
Accrued Liabilities	8,882	-	8,882	7,760
Long Term Liabilities				
Net Pension Liability	112,808	-	112,808	133,287
Long Term Liabilities - Lease				
Lease Liabilities	42,042	-	42,042	56,157
Total Liabilities	163,732	-	163,732	197,204
DEFERRED INFLOWS OF RESOURCES				
Pension	61,811	-	61,811	10,002
NET POSITION				
Net Investment In Capital Assets	246,550	-	246,550	246,550
Unrestricted	2,022,900	53,481	2,076,381	1,953,889
Total Net Position	\$ 2,269,450	\$ 53,481	\$ 2,322,931	\$ 2,200,439

See the accompanying Independent Auditors' Report and notes to the financial statements.

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF ACTIVITIES**

FOR THE YEAR ENDED DECEMBER 31, 2024 WITH SUMMARIZED COMPARATIVE 2023 INFORMATION

	<u>IDA</u>	<u>CRC</u>	<u>TOTAL 12/31/2024</u>	<u>TOTAL 12/31/2023</u>
Operating Revenues				
Charges for Services	\$ 624,321	\$ -	\$ 624,321	\$ 963,486
Other Income	8,647	-	8,647	5,211
Total Operating Revenue	<u>632,968</u>	<u>-</u>	<u>632,968</u>	<u>968,697</u>
Operating Expenses				
Personal Services	223,045	-	223,045	197,054
Contractual Expenses	257,413	5,020	262,433	355,307
Employee Benefits	86,545	-	86,545	81,259
Amortization Expense	14,115	-	14,115	13,295
Depreciation-Unallocated	-	-	-	-
Total Operating Expense	<u>581,118</u>	<u>5,020</u>	<u>586,138</u>	<u>646,915</u>
Operating Income (Loss)	<u>51,850</u>	<u>(5,020)</u>	<u>46,830</u>	<u>321,782</u>
Nonoperating Revenues (Expenses)				
Use of Money and Property	72,260	3,402	75,662	42,625
Unrealized Gain (loss)	-	-	-	-
Realized Gain (loss)	-	-	-	-
Net Nonoperating Revenue	<u>72,260</u>	<u>3,402</u>	<u>75,662</u>	<u>42,625</u>
Other Financing Sources (uses)				
Transfer In	380,701	-	380,701	-
Transfer Out	-	(380,701)	(380,701)	-
Total Other Financing Sources (uses)	<u>380,701</u>	<u>(380,701)</u>	<u>-</u>	<u>-</u>
Change in Net Position	504,811	(382,319)	122,492	364,407
Net Position - Beginning of the Year	1,764,639	435,800	2,200,439	1,836,032
Net Position - End of the Year	<u>\$ 2,269,450</u>	<u>\$ 53,481</u>	<u>\$ 2,322,931</u>	<u>\$ 2,200,439</u>

See the accompanying Independent Auditors' report and notes to the financial statements.

COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2024
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS

	Primary Government	
	Business-Type	CRC
	Activities	
Cash Flows From Operating Activities:		
Cash Received From Providing Services	\$ 624,491	\$ -
Cash Paid to Suppliers	(271,528)	(5,020)
Cash Paid for Salaries and Benefits	(287,362)	-
Other Cash Receipts	8,647	-
Net Cash Provided by (Used in) Operating Activities	<u>74,248</u>	<u>(5,020)</u>
Cash Flows From Capital and Related Financing Activities:		
Transfer In	-	-
Transfer Out	-	-
Net Cash Provided by (Used in) Capital and Related Financing Activities:	<u>-</u>	<u>-</u>
Cash Flows From Investing Activities:		
Purchase of Certificate of Deposit	(787,143)	(380,701)
Withdrawal of Certificate of Deposit	401,496	-
Investment Income	75,965	3,402
Net Cash Provided by (Used in) Investing Activities	<u>(309,682)</u>	<u>(377,299)</u>
Net Cash and Cash Equivalents Increase (Decrease) for the Year	(235,434)	(382,319)
Cash and Cash Equivalents- Beginning of the Year	502,952	435,800
Cash and Cash Equivalents- End of the Year	<u>\$ 267,518</u>	<u>\$ 53,481</u>
Cash Flows From Operating Activities:		
Operating Income (Loss)	\$ 51,850	\$ (5,020)
Adjustments:		
Amortization	14,115	-
Depreciation	-	-
Decrease in Lease Liability	(13,295)	-
Increase in Lease Asset	-	-
Deferred Outflow of Resources	(11,045)	-
Deferred Inflow of Resources	51,809	-
Changes in Assets and Liabilities:		
Net Pension Asset	-	-
Increase in Prepaid Rent	-	-
Increase in Pension Liability	(20,479)	-
Increase in Accounts Receivable	169	-
(Decrease)/increase in Accounts Payable	-	-
Increase in Accrued Liabilities	1,124	-
Net Cash Provided By (Used in) Operating Activities	<u>\$ 74,248</u>	<u>\$ (5,020)</u>
Reconciliation of Unrestricted and Restricted Cash and Cash Equivalents:		
Cash and Cash Equivalents, Unrestricted	\$ 267,518	\$ 53,481
Total Unrestricted and Restricted Cash and Cash Equivalents	<u>\$ 267,518</u>	<u>\$ 53,481</u>

See the accompanying Independent Auditors' Report and notes to the financial statements.

**COUNTY OF CATTARAUGUS DEVELOPMENT AGENCY
NOTES TO THE FINANCIAL STATEMENTS
DECEMBER 31, 2024 WITH SUMMARIZED COMPARATIVE 2023 INFORMATION**

NOTE A - ORGANIZATION

The County of Cattaraugus Industrial Development Agency was created in 1971 by the Cattaraugus County Legislature under the provisions of Chapter 536 of the laws of New York State for the purpose of encouraging economic growth in Cattaraugus County. The Agency is a component unit of Cattaraugus County, based on several criteria set forth in GASB Statement No. 39 of the *Governmental Accounting Standards Board Determining Whether Certain Organizations are Component Units*, an amendment of GASB Statement No. 14 and GASB Statement No 61 – *The Financial Reporting Entity: Omnibus*. The County of Cattaraugus Industrial Development Agency is exempt from federal, state, and local income taxes.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies are described below to enhance the usefulness of the financial statements to the reader.

The basic financial statements of the County of Cattaraugus Industrial Development Agency have been prepared in conformity with generally accepted accounting principles (GAAP) that provide for proprietary fund accounting for Industrial Development Agencies. Management must make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates. These estimates and accounting policies conform to generally accepted accounting principles and have been consistently applied in the preparation of the financial statements. The following is a summary of the more significant accounting policies.

Financial Reporting Entity

The financial reporting entity consists of the following, as defined by GASB Statement 39 of the *Governmental Accounting Standards Board Determining Whether Certain Organizations are Component Units*, an amendment of GASB Statement No. 14, and GASB Statement No 61 – *The Financial Reporting Entity: Omnibus*:

1. The primary government, which is the County of Cattaraugus Industrial Development Agency;
2. Organizations and programs for which the Agency is financially accountable;
3. Other organizations and programs of which the nature and significance of their relationship with the primary government is such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete.

The decision to include a potential component unit in the Agency's reporting entity is based on several criteria set forth in GASB 39 and 61, including legal standing, fiscal dependency, and financial accountability. Based on the application of these criteria, all activities and functions performed for the Agency are its direct responsibility.

In May 2009, the Agency formed and incorporated a Capital Resource Corporation "CRC," which is a legally formed entity that has the ability to issue tax-exempt bonds to 501 (c) (3) entities. As set forth by the provisions of GASB 39 and 61, the activity of the CRC has been included in these financial statements.

Governmentwide Financial Statements

The governmentwide financial statements of the Agency include the statement of net position and the statement of activities. These statements report financial information for the Agency as a whole. The statements highlight business-type activities that are generally financed in whole or in part with fees charged to customers.

The statement of activities reports the change in the Agency's net position during the year, segregating the operating and nonoperating activities of the Agency.

Program revenue includes charges for services that report fees and other charges to users of the Agency's services. Program revenue may also include operating grants and contributions that finance annual operating activities including investment income earned by the Agency. These revenues are subject to externally imposed restrictions to these program uses.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The financial statements of the Agency are prepared in accordance with generally accepted accounting principles (GAAP). The Agency's reporting entity applies all relevant Governmental Accounting Standards Board (GASB) pronouncements. The governmentwide proprietary fund financial statements apply GASB Statement No 62 – Codification of Accounting and Financial Reporting Guidance contained in pre-November 30, 1989 FASB and AICPA Pronouncements.

The governmentwide statements of the Agency report using the economic resources measurement focus and the accrual basis of accounting applicable to proprietary fund accounting. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Operating income reported in the Agency statements includes revenues and expenses related to the primary, continuing operations of the Agency. Principal operating revenues for proprietary funds are charges to customers for services provided. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as nonoperating in the financial statements.

When both restricted and unrestricted resources are available for use, it is the Agency's policy to use restricted resources first, for authorized expenditures, then unrestricted resources as needed.

Estimates

The preparation of the financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of revenues, expenditures, assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and during the reporting period. Actual results could differ from those estimates and those differences could be significant.

Budgetary Policy and Practice

The Agency submits an annual budget to the Cattaraugus County Legislature. The county then has thirty days to submit its comments regarding the Agency's annual budget. Once approved, the Agency may amend the adopted budget when unexpected modifications are required in estimated revenues and appropriations.

Budgetary Control

The Agency's budget is prepared on a detailed line-item basis. Revenues are budgeted by source. Expenditures are budgeted by functional purpose.

Accounts Receivable and Prepaid Expenses

The Agency had an accounts receivable balance of \$10,177 at December 31, 2024.

During the year ended December 31, 2024, the Agency prepaid the month of January 2025 rent expense.

Grant Accounting

Pass-through grants are recorded as accounts receivable and unearned revenue upon award; revenue is recognized as the Agency meets the performance requirements of the grant.

Leases

Pursuant to the implementation of GASB statement No. 87, CCIDA recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, CCIDA initially measures the lease liability at the present value of any remaining payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of the lease payments made, as applicable.

A five year right of use lease for CCIDA's office space at 9 East Washington Street for the period of October 1, 2022 through September 30, 2027 has been implemented. The terms of the lease include a rental rate of \$17,100 annually, payable at \$1,425 a month. As of December 31, 2024, the lease asset totaled \$73,709 with accumulated amortization of \$31,667 for a net of \$42,042.

NOTE C - CASH AND INVESTMENTS

At December 31, 2024, the carrying amount of the Agency's current deposits included demand deposits, savings accounts, and cash on hand and totaled \$320,999.

Cash in excess of current requirements is invested in various certificates of deposit totaling \$1,835,581, which have original maturity terms in excess of three months and interest rates varying from 4.0 to 4.86 percent. As of December 31, 2024, the fair value of the certificates of deposit approximates the carrying values. For purposes of cash flows, cash equivalents are certificates of deposit with original maturities of three months or less.

The Agency's investment policies are governed by state statutes. In addition, the Agency has its own investment policy. Agency funds must be deposited in FDIC-insured commercial banks or trust companies located within the state. The executive director is authorized to use demand accounts and certificates of deposit. Permissible investments include obligations of the U.S. Treasury, obligations of New York State and its localities, and with permission of the state comptroller, obligations including revenue anticipation notes and tax anticipation notes of any municipality, school district, or municipal entity other than Cattaraugus County. Only reserve funds may be invested in obligations of Cattaraugus County.

Collateral is required for demand deposits and certificates of deposit at 100% of all deposits not covered by federal deposit insurance. The table presented below is designed to disclose the level of custody credit risk assumed by the Agency based upon how its deposits were insured or secured with collateral at December 31, 2024. The categories of credit risk are defined as follows:

Category 1 - Insured by the FDIC or collateralized with securities held by the Agency or by its agent in the Agency's name.

Category 2 - Uninsured but collateralized with securities held by the pledging financial institution's trust department or agent in the Agency's name.

Category 3 - Uninsured and uncollateralized.

Type of Deposit	Total Bank Balance	Custody Credit Risk Category			Total Carrying Value
		1	2	3	
Interest Bearing	\$2,156,537	2,156,537	-	-	2,156,537
Cash on Hand	-	-	-	43	43
KeyBank Investments	-	-	-	-	-
Total Deposits	\$2,156,537	\$ 2,156,537	\$ -	\$ 43	2,156,580

Reconciliation to the Statement of Net Position:

Unrestricted Cash and Cash Equivalents	\$ 320,999
Investments	1,835,581
Total	\$ 2,156,580

NOTE D - INTEREST RECEIVABLE

As of December 31, 2024, there was no interest receivable.

NOTE E - CAPITAL ASSETS

Property and equipment acquired by the Agency is stated at cost including interest capitalized during construction where applicable. Contributed assets are recorded at fair market value at the date received and depreciated over their estimated useful lives. Infrastructure consisting of certain improvements other than buildings, such as roads, sidewalks, and railroads, is being capitalized and depreciated.

Depreciation is computed using the straight-line method over the estimated useful lives of the related assets, ranging from 5 to 20 years as follows:

	Estimated Useful Lives	Capitalization Threshold
Improvements and Infrastructure	20 years	\$500
Furniture and Fixtures	5 years	\$500
Equipment	5 years	\$500

A summary of the Agency's capital assets is as follows:

	Balance at 12/31/2024	Additions	Deletions	Balance at 12/31/2024
<u>Nondepreciable:</u>				
Land	\$ 149,299	-	-	149,299
<u>Depreciable:</u>				
Improvements	929,373	-	-	929,373
Furniture and Equipment	38,424	-	-	38,424
Subtotal	1,117,096	-	-	1,117,096
Accumulated Depreciation	(870,546)	-	-	(870,546)
Total	<u>\$ 246,550</u>	<u>-</u>	<u>-</u>	<u>246,550</u>

As of December 31, 2024, all assets on the books have been fully depreciated and there is no depreciation expense in the current year. Amounts representing railroad line improvements have been depreciated to salvage value which will be reviewed periodically for reasonableness.

NOTE F - ACCOUNTS PAYABLE AND OTHER LIABILITIES

There were no accounts payable at December 31, 2024.

There were payroll related liabilities requiring accrual at December 31, 2024 of \$8,883.

NOTE G - LONG TERM LIABILITIES

Notes Payable

As of December 31, 2024, the Agency did not have any notes payable.

Compensated Absences

The Agency's personnel policy provides for vacation and sick leave benefits. Vacation benefits can accumulate up to a total of 20 days. Upon separation from the Agency for any reason, any unused vacation credits are paid at the current salary of the position. Sick leave is not payable upon retirement or termination of the employee. There was no material liability for compensated absences at December 31, 2024. Based on Agency policy, there is no required reporting under the provisions of GASB 75 – *Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions*.

NOTE H - INDUSTRIAL REVENUE BOND AND NOTE TRANSACTIONS

Certain industrial development revenue bonds and notes issued by the Agency are secured by property that is leased or transferred to companies and is retired by lease or note payments. The bonds and notes are not obligations of the Agency or the State of New York. The Agency does not record the assets or liabilities resulting from completed bond and note issues on its accounts since its primary function is to arrange the financing between the borrowing companies and the bond and note holders. The funds that arise from these transactions are controlled by trustees or banks acting as fiscal agents. For providing this service, the Agency receives bond administration fees from borrowing companies. Such administrative fee income is recognized immediately upon issuance of the bonds and notes. A schedule of these transactions is presented as supplemental information in this report.

NOTE I - RAILROAD ACQUISITIONS AND IMPROVEMENTS

In 1978, the Agency purchased 19.35 miles of spur railroad lines from the Erie-Lackawanna Railroad. The acquisition was financed with grants from the Appalachian Regional Commission and Cattaraugus County, with the commission providing 80 percent of the funding and the County providing the balance. Phase two of the Appalachian Regional Commission grant agreement was started during the year ended December 31, 1980, with funding provided by both the commission and the County at 80 percent and 20 percent respectively. In 1982, a railroad line was purchased under phase three of the grant agreement. As with phases one and two, the commission and the County provided 80 percent and 20 percent of the funding, respectively. In the year ended December 31, 2001, the County of Cattaraugus Industrial Development Agency donated 12 miles of track line to the Cattaraugus Local Development Corporation for a rails-to-trails program. The Agency now owns roughly 35 miles of track line.

Under the grant agreements, the Agency acts as an independent contractor, assuming responsibility for the conduct of the program. The Agency has an agreement with a privately owned corporation for the operation of the railroad.

The Agency has made a \$150,000 commitment, of which it will recover over a period of seven years.

NOTE J - COMMITMENTS AND CONTINGENCIES

The Agency is exposed to various risks of loss such as torts, theft, damage, injuries, errors, omissions, and natural disasters. These risks are covered by commercial insurance purchased from independent third parties. Any settled claims from these risks have not exceeded commercial insurance coverage for the past four years. In management's opinion, there are no material contingencies required to be accrued or disclosed.

NOTE K - DEFERRED OUTFLOWS AND INFLOWS OF RESOURCES

The Statement of Net Position reports a separate section for deferred outflows of resources which represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expenses/expenditure) until then. The Agency has a pension related item that qualifies for reporting in this category. This represents the effect of the change in the Agency's proportion of the collective net pension asset or liability and difference during the measurement period between the Agency's contributions and its proportionate share of total contribution to the pension systems not included in pension expense.

The Statement of Net Position also reports a separate section for deferred inflows of resources which represents an acquisition of net position that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. This represents the effect of the net change in the Agency's proportion of the collective net pension liability or net pension asset, and the difference during the measurement periods between the Agency's contributions and its proportionate share of total contributions to the pension systems not included in pension expense.

NOTE L - PENSION PLAN

The Agency participates in the New York State and Local Employees' Retirement System. This system is a cost-sharing multiple employer, public employee retirement system. The system offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability. All full-time employees of the Agency are covered by the pension plan.

a. Provisions and Administration

The New York State and Local Employees' Retirement System (ERS) provides retirement benefits as well as death and disability benefits. New York State Retirement and Social Security Law govern obligations of employers and employees to contribute, and benefits to employees. The system issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement System, Office of the State Comptroller, 110 State Street, Albany, New York 12244.

b. Funding Policies

The System is noncontributory except for employees who joined after July 27, 1976, who contribute 3 percent of their salary for the first ten years of membership, and employees who joined on or after January 1, 2010 who generally contribute 3.0 to 3.5 percent of their salary for their entire length of service. In addition, employee contribution rates under ERS tier VI vary based on a sliding salary scale. The Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the Systems' fiscal year ending March 31.

The Agency is required to contribute at an actuarially determined rate by NYSERS. Contributions made to the system were equal to 100% of the contributions required for each year. Required contributions for the current year and two preceding years were:

	<u>Amount</u>
2024	\$ 30,460
2023	\$ 28,164
2022	\$ 20,401

c. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Inflows of Resources Related to Pension

At December 31, 2024, the Agency reported the following liability for its proportionate share of the net pension (asset)/liability for the System. The net pension liability was measured as of March 31, 2024. The total pension (asset)/liability used to calculate the net pension liability was determined by an actuarial valuation. The Agency's proportion of the net pension liability was based on a projection of the Agency's long-term share of contributions to the System relative to the projected contributions of all participating members, actuarially determined. This information was provided by the NYSLRS in a report provided to the Agency.

	<u>NYSLRS</u>
Actuarial Valuation Date	April 1, 2023
Net Pension (Asset)/Liability	112,808
Agency's Portion of the Plan's total	
Net Pension (Asset)/Liability	0.0007661%

For the year ended December 31, 2024 the Agency recognized pension expense of \$50,745 for NYSLRS. At December 31, 2024, the Agency reported deferred outflows of resources related to the pension plan from the following sources:

	Deferred Outflows Resources		Deferred Inflows Resources	
	2024	2023	2024	2023
Differences between expected and actual experience	\$ 36,335	14,196	3,076	3,743
Changes of Assumptions	42,650	64,733	-	715
Net difference between projected and actual earnings on pension investments	-	-	55,106	783
Changes in proportion and differences between employer contributions and proportionate share of contributions	11,365	376	3,629	4,761
Agency's contributions subsequent to the measurement date	30,460	28,164	-	-
Total	<u>\$ 120,810</u>	<u>\$ 107,469</u>	<u>\$ 61,811</u>	<u>\$ 10,002</u>

Agency contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending: March 31,:	<u>NYSLRS</u>
2025	(20,149)
2026	23,440
2027	34,999
2028	(9,751)

d. Actuarial Assumptions

The total pension liability as of the measurement date was determined by using an actuarial valuation as noted in the table below, with update procedures used to roll forward the total pension liability to the measurement date. The actuarial valuations used the following significant actuarial assumptions:

	<u>NYSLRS</u>
Measurement Date	March 31, 2024
Actuarial Valuation Date	April 1, 2023
Interest Rate	5.90%
Salary Scale	4.20%
Decrement Tables	April 1, 2010- March 31, 2015 ERS' Experience
Inflation Rate	2.50%

The annuitant mortality rates are based on April 1, 2010 – March 31, 2015 System's experience with adjustments for mortality improvements based on MP-2014.

The actuarial assumptions used in the April 1, 2011 valuation are based on the results of an actuarial experience study for the period April 1, 2005 – March 31, 2010

The long-term rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long term expected rate of return by weighting the expected future real rates of return by each of the target asset allocation percentages and by adding expected inflation. Best estimates of the arithmetic real rates of return for each major asset class included in the target asset allocation are summarized below:

Measurement Date: March 31, 2024	<u>Expected Rate of Return</u>	<u>Target Asset Allocation</u>
Asset Type:		
Domestic equity	4.05%	32%
International equity	6.30%	15%
Private equity	6.75%	10%
Real estate	4.95%	9%
Opportunistic funds	4.50%	3%
Credit	3.63%	4%
Real assets	5.95%	3%
Fixed income	0.00%	23%
Cash	0.50%	1%
		<u>100%</u>

e. Discount Rate

The discount rate used to calculate the total pension liability was 5.90%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the Systems' fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

f. Sensitivity of the Proportionate Share of the Net Pension (Asset)/Liability to the Discount Rate Assumption

The following presents the Agency's proportionate share of the net pension (asset)/liability calculated using the discount rate of 5.90% as well as what the Agency's proportionate share of the net pension asset/liability would be if it were calculated using a discount rate that is 1-percentage point lower (4.90%) or 1-percentage point higher (6.90%) than the current rate:

Employer's Proportionate Share of the Net Pension Liability (Asset)	NYSLRS		
	1% Decrease	Current Assumption	1% Increase
	4.90%	5.90%	6.90%
	\$ 354,679	112,808	(89,205)

g. Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in separately issued NYSLRS financial reports.

h. Payables to the Pension Plan

Employer contributions are paid annually based on the System's fiscal year which ends on March 31st. Accrued retirement contributions as of December 31, 2024, represent the projected employer contribution for the period of April 1, 2024, through December 31, 2024, based on paid NYSLRS wages multiplied by the employer's contribution rate, by tier. At December 31, 2024, the Agency did not report a payable to the pension plan.

NOTE M - RESTRICTIONS, RESERVES AND DESIGNATIONS

The business-type activities utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted, and unrestricted.

Net Investment In Capital Assets - This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction, or improvement of these assets, reduce the balance in this category.

Restricted - This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation. The Agency did not have any restricted net position as December 31, 2024.

Unrestricted - This category represents the net position of the Agency not restricted for any project or other purpose.

NOTE N - NEW ACCOUNTING STANDARDS

The Agency has adopted all current Statements of the Governmental Accounting Standards Board (GASB) that are applicable. At December 31, 2024, the Agency implemented the following new standard issued by GASB:

GASB Statement No. 102 – “Certain Credit Risk Disclosures.” Effective for the year ended June 15, 2024

The implementation of this standard did not have a material affect on the financial statements.

NOTE O - ACCOUNTING STANDARDS ISSUED BUT NOT YET IMPLEMENTED

GASB Statement No. 103 – “Financial Reporting Model Improvements.” Effective for the year ending June 15, 2025.

GASB Statement No. 104 – “Disclosure of Certain Capital Assets.” Effective for the year ending June 15, 2025

The Agency will evaluate the impact these standards may have on its financial statements and will implement them as applicable and when material.

NOTE P - GREAT LAKES CHEESE CO., INC. AGREEMENT

The CCIDA entered into a fee agreement with Great Lakes Cheese Co., Inc. on September 15, 2021. The agreement stated Great Lakes Cheese would pay CCIDA a total of \$637,500 in three equal annual payments of \$212,500 starting March 15, 2022 and ending March 15, 2024. This agreement is paid in full.

NOTE Q – LEASES

Pursuant to the implementation of GASB statement No. 87, CCIDA recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of a lease, CCIDA initially measures the lease liability at the present value of any remaining payments expected to be made during the lease term using an incremental borrowing rate. Subsequently, the lease liability is reduced by the principal portion of the lease payments made, as applicable.

A new five year right of use lease for CCIDA's office space at 9 East Washington Street for the period of October 1, 2022 through September 30, 2027 has been implemented. The terms of the lease include a rental rate of \$17,100 annually, payable at \$1,425 a month with an incremental borrowing rate of 6%. As of December 31, 2024, the lease asset totaled \$73,709 with accumulated amortization of \$31,667 for a net of \$42,042. Required payments for the subsequent years are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Lease Payment</u>
2025	\$ 14,910	2,190	17,100
2026	\$ 15,830	1,270	17,100
2027	\$ 12,510	315	12,825

NOTE R - SUBSEQUENT EVENTS

Management has evaluated subsequent events through March 25, 2025, the date on which the financial statements were available to be issued for the purpose of determining whether there were any events or transactions that might require disclosure in these financial statements. No such events or transactions were noted.

REQUIRED SUPPLEMENTARY INFORMATION

COUNTY OF CATTARAUGUS
 INDUSTRIAL DEVELOPMENT AGENCY
 REQUIRED SUPPLEMENTARY INFORMATION
 SCHEDULE OF PROPORTIONATE SHARE OF THE NET PENSION (ASSET)/LIABILITY
 FOR THE YEAR ENDED DECEMBER 31, 2024 WITH PRIOR YEARS INFORMATION

	2024	2023	2022	2021	2020	2019	2018	2017
NYSLRS Pension Plan								
Agency's proportion of the net pension liability	0.0007661%	0.0006139%	0.0006226%	0.0006642%	0.0006841%	0.0007056%	0.0007131%	0.0007382%
Agency's proportionate share of the net pension (asset)/liability	\$ 112,808	\$ 133,287	\$ (50,186)	\$ 620	\$ 175,874	\$ 48,470	\$ 22,774	\$ 67,000
Agency's covered-employee payroll	\$ 201,254	\$ 182,054	\$ 168,839	\$ 161,695	\$ 149,986	\$ 148,003	\$ 143,813	\$ 140,006
Agency's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	56.05%	73.21%	-29.72%	0.38%	117.26%	32.75%	15.84%	47.86%
Plan fiduciary net position as a percentage of the total pension liability	95.6%	95.6%	95.6%	96.3%	96.3%	98.2%	94.7%	90.7%

Ten years of historical information is not yet available.
 A year will be added each year until ten years are presented.

The accompanying independent auditors' report should be read in conjunction with
 these financial statements

Schedule 2

COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
REQUIRED SUPPLEMENTARY INFORMATION
SCHEDULE OF AGENCY CONTRIBUTIONS
FOR THE YEAR ENDED DECEMBER 31, 2024 WITH PRIOR YEARS INFORMATION

	2024	2023	2022	2021	2020	2019	2018	2017
NYSLRS Pension Plan								
Statutorily Required Contributions	\$ 30,460	\$ 28,164	\$ 20,401	\$ 25,380	\$ 23,500	\$ 22,438	\$ 21,901	\$ 21,594
Contributions In Relation To Statutorily Required Contributions	30,460	28,164	20,401	25,380	23,500	21,901	21,594	20,971
Contribution Deficiency (Excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Employer's Covered-Employee Payroll	201,254	182,054	161,695	149,986	148,003	\$ 143,813	\$ 140,006	\$ 137,781
Contributions As A Percentage of Covered-Employee Payroll	15.14%	15.47%	12.62%	16.92%	15.88%	15.23%	15.42%	15.22%

Ten years of historical information is not yet available.
A year will be added each year until ten years are presented.

The accompanying independent auditors' report should be read in conjunction with these financial statements

OTHER INFORMATION

Schedule 3

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF BONDS
FOR THE YEAR ENDED DECEMBER 31, 2024**

Project Name	Project No.	Issue Date	Interest Rate	Maturity Date	Balance at 12/31/2023	Issued During Fiscal Year	Paid During Fiscal Year	Balance at 12/31/2024
<u>CCIDA:</u>								
Cattaraugus Rehabilitation Center, Inc. Intandem	401-0004A	10/03	Variable	6/24	64,225	-	64,225	-
<u>CRC:</u>								
Olean General Hospital	401-0906A	10/10	2.5	10/30	3,010,000	-	420,000	2,590,000
Olean YMCA	401-0301A	6/18	4.75	6/38	2,251,319	-	261,021	1,990,298
St. Bonaventure University	401-1401A	5/14	Variable	5/44	8,215,000	-	240,000	7,975,000
St. Bonaventure University	401-22-06A	5/22	Variable	5/52	24,926,686	-	953,080	23,973,606
St. Bonaventure University	401-2006A	5/16	Variable	5/36	3,640,000	-	380,000	3,260,000
Jamestown Community College	401-9903A	6/18	Variable	6/38	13,476,454	-	529,216	12,947,238

The accompanying independent auditors' report should be read in conjunction with these financial statements.

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF LEASES ENTERED INTO
FOR THE YEAR ENDED DECEMBER 31, 2024**

Name of Project: **Great Lakes Cheese Co., Inc. - Modification**
Project Owner and Address: Great Lakes Cheese Co., Inc.
1958 Integrity Way
Franklinville, NY 14737
Total amount of project: \$ 97,000,000

Name of Project: **Win-Sum Ski Corp.**
Project Owner and Address: Win-SumSki Corp.
6557 Holiday Valley Road
Ellicottville, NY 14731
Total amount of project: \$ 304,000

Name of Project: **Win-Sum Ski Corp.**
Project Owner and Address: Win-SumSki Corp.
6557 Holiday Valley Road
Ellicottville, NY 14731
Total amount of project: \$ 2,459,120

Name of Project: **Turbo Machining LLC**
Project Owner and Address: Turbo Machining LLC
3864 Route 417
Allegany, NY 14706
Total amount of project: \$ 1,019,000

The accompanying independent auditors' report should be read in conjunction with these financial statements.

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
SCHEDULE OF ENTITIES ENTERED INTO PAYMENTS IN LIEU OF TAXES PROGRAM
FOR THE YEAR ENDED DECEMBER 31, 2024**

Name of Project: **Indus Hotels, Inc.**
Project Owner and Address: Indus Hotels, Inc.
3234 NYS Route 417
Allegany, NY 14706
Year of Origination: 2024
Project location: 3234 NYS Route 417, Allegany, NY 14706

Name of Project: **Route Two Nineteen LLC**
Project Owner and Address: Route Two Nineteen LLC
6089 US Route 219
Ellicottville, NY 14731
Year of Origination: 2024
Project location: 6089 US Route 219, Ellicottville, NY 14731

Name of Project: **Northpark Ellicottville LLC**
Project Owner and Address: North Park Innovation Group, Inc.
6442 NYS Route 242 East,
Ellicottville, NY 14731
Year of Origination: 2024
Project location: 6442 NYS Route 242 East, Ellicottville, NY 14731

Name of Project: **Kless Boys Development, LLC**
Project Owner and Address: Kless Boys Development, LLC
12260 NYS Route 16
Yorkshire, NY 14173
Year of Origination: 2024
Project location: 12260 NYS Route 16, Yorkshire, NY 14173

Name of Project: **MJ Painting Contractor Corp.**
Project Owner and Address: MJ Painting Contractor Corp.
350 Franklin Street
Olean, NY 14760
Year of Origination: 2024
Project location: 350 Franklin Street, Olean, NY 14760

The accompanying independent auditors' report should be read in conjunction with these financial statements

INTERNAL CONTROLS AND COMPLIANCE



**JOHNSON, MACKOWIAK
& ASSOCIATES, LLP**

Certified Public Accountants & Consultants

**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Directors
County of Cattaraugus
Industrial Development Agency
Ellicottville, New York 14731

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of the County of Cattaraugus Industrial Development Agency, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the County of Cattaraugus Industrial Development Agency's basic financial statements, and have issued our report thereon dated March 25, 2025.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered the County of Cattaraugus Industrial Development Agency's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the County of Cattaraugus Industrial Development Agency's internal control. Accordingly, we do not express an opinion on the effectiveness of the County of Cattaraugus Industrial Development Agency's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements, on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the County of Cattaraugus Industrial Development Agency's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Johnson, Mackowiak & Associates, LLP

Johnson, Mackowiak & Associates, LLP

Fredonia, New York

March 25, 2025