

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**February 18, 2025**

**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. Brent Driscoll  
Mr. Thomas Cullen

**Excused:**

None

**CCIDA Staff/Counsel:**

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

**Presenters/Guests:**

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

Mr. Buffamante called the meeting to order at 11:15 a.m.

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

A Motion was made by Michael Wimer seconded by Brent Driscoll to accept the Board Meeting Minutes from January 14, 2025. All in favor. **Motion Carried.**

-Mr. Buffamante: We have 4 applications to get through today and we are attempting to have an executive session at the end for client/attorney matters.

-Mr. Wiktor: Good morning, everyone and welcome to our February 18, 2025 Board Meeting. I appreciate everyone taking time out of their busy day. As Tom stated, there are 4 new projects slated but no formal action to be taken on any of the 4, only engaged to start the process, but after that the IDA is to consider 2 inducement resolutions for projects that came in for January. Our first proposed project is Mazza Mechanical Services and I think most of you are familiar with the company in Olean and Dan DeRose. It is a wonderful project, over 120 employees, they have multiple offices in two states and this proposed project under our manufacturing benefits would give them the opportunity to move their pipe fabrication and system that is located in Erie County to the facility on North Union Street and State Street, the former Pierce Steel building. We have supported the company in the past and they have met and exceeded all their expectations with proposed applications. If there are any questions, I would be happy to answer them. The next step would be to administer a public hearing in the City of Olean as well as to conduct the SEQR. The SEQR will be very limited, I assume a type II action as it is all equipment related, no earth moving or drilling.

### **-1.) – Mazza Mechanical Services**

-Mazza Mechanical Services is a family owned and operated business founded in 1932 known for their superior single sourcing of facility and process mechanical installations including full sheet metal fabrications, installation of full piping systems from heating to complete heat recovery systems. They have locations in Olean, Jamestown, NY and Erie, PA. The company has submitted an application seeking NYS sales tax abatement, and real property tax benefit abatement (PILOT) for renovations to an existing 6,000 +/- square foot building and the purchasing of various equipment and fixtures to allow the company move its pipe fabrication division to Olean. The proposed project is located at 430 North 7<sup>th</sup> Street, Olean, NY, which is currently vacant. **-The Total Project Investment: \$1,200,000.**

-Mr. Wiktor: The next application on your agenda is TL Schwab & Schwab Aggregates headed up by Jason Schwab. This project is centered around their gravel as well as their trucking division which has been an opportunity that they have grown in the last few years. They are looking to utilize a lot of local labor and suppliers. No action to be taken today, the next steps would require a public hearing and SEQR on the construction. Any questions from the Board?

### **-2.) – TL Schwab & Schwab Aggregates**

-TL Schwab & Schwab Aggregates is a multi-generational family-owned business that currently operates a gravel pit, a trucking and hauling division of 40 plus trucks and rigs and offers over 25 products and custom hauling. The company has submitted an application to construct a new 36,000 +/- square foot new shop to grow their business. The proposed new building would allow them to consolidate their trucking and gravel business under one roof which would grow employment by approximately 7-8 machinists and truck drivers. They are seeking NYS sales tax abatement, NYS mortgage tax abatement and real property tax benefits (PILOT). The proposed project is located at 10064 Pigeon Hill Road, Delevan, NY. A cost benefit analysis is in each Board Members packet for their review. **-The Total Project Investment: \$4,000,000.**

-Mr. Wiktor: Moving along, the next item on the agenda is Kinley Contractors LLC who recently purchased the former Daniel Carter event space on W. Five Mile Road in Allegany in 2023. They since have revitalized and transformed the operation into their headquarters and business operations and they have had tremendous growth. The company has exceeded their original employment numbers on their original application by about over a dozen. They serve all of Western New York and Pennsylvania in their markets. We are happy they have committed to keeping their headquarters in Allegany, New York. The next step is to have a public hearing in the Town of Allegany. Any questions?

-Mr. Buffamante: No, but another nice project.

**-3.) – Kinley Contractors LLC**

-Kinley Contractors LLC has submitted an application to the CCIDA for the construction of a new 12,000 sq foot shop to be built adjacent to their newly renovated corporate headquarters in Allegany, NY. This project will allow the company to retain and grow its employment that has been in the County for over a century. This space is needed to support its continued growth in their business operations. The proposed project is located at

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

-Mr. Wiktor: Next is Rusty Rooster Farm & Vintage, LLC which is a family-owned business out in Portville. The company has a retail store which offers an amenity of antiques, home goods, honey, chocolate, they have a robust e-commerce line and also do custom woodworking. The proposed project with the IDA is not on the retail side, they purchased an adjacent property next to their facility and will have to do a gut rehab of the property and which they plan to utilize it for their woodworking processing division and then some space for a rental venue or hall. It is a unique project. I believe the benefits are under the \$99,000 threshold, and if so, a public hearing will not be needed, but I will run the final numbers to confirm.

**-4.) – Rusty Rooster Farm & Vintage, LLC:**

-Rusty Rooster is a company in Portville that specializes in farmhouse, primitive, lodge and cottage décor. The company has submitted an application seeking NYS sales tax, NYS mortgage tax (if needed) and real property tax benefits (PILOT) for upgrades and finishing of a 9,000 square foot building that is located adjacent to their existing facility and operations. The newly acquired existing building will be constructed into 3,000 +/- square feet of a reception hall and 6,000 +/- square feet for wood production and manufacturing space with a kiln. The proposed project is located at 476 Highland Terrace, Portville, NY. A cost benefit analysis is in each Board Members packet for their review.

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

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

-Mr. Wiktor: Next is Creeley Construction/Hidden Gems Family Resorts, LLC a local Western New York company that is proposing this landscape hotel. We had a public hearing last week in the Town of Mansfield, myself, Jake and the Town Supervisor were in attendance and we spent about an hour with general questions. The Town supports the project and is finishing the touches on zoning and our benefits would not go forward until those are all secured. We did include the public hearing minutes for the Board's review.

**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. A cost benefit analysis is in each Board Members packet for their review.

A Public Hearing was held on February 12, 2024 at 6:00 p.m. at the Town of Mansfield. The Town and Planning Board support the project. A copy of the public hearing minutes is in each Board Members packet for their review.

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

-Mr. Buffamante: I need a motion for the inducement resolution.

**Resolution:**

**A Motion was made by Joseph Snyder seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF HIDDEN GEMS FAMILY RESORTS, LLC / CREELEY CONSTRUCTION, LLC, 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, (B) A MORTGAGE RECORDING TAX EXEMPTION BENEFIT FOR FINANCING RELATED TO THE PROJECT, AND (C) 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. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.** (Ms. Schroder stated she has a working relationship with the company; however, she has no financial interest in the company or this particular project.)**

- Mr. Wiktor: The next item on your agenda for consideration is Olean Union Sales. We had a public hearing on February 12<sup>th</sup> at 1:00 in the City of Olean and there were 2 people from Olean Union Sales in attendance.

**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 have been included in the application.*

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

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

-Mr. Buffamante: Another nice project, adds a few good jobs. I need a motion for the inducement resolution.

**Resolution:**

**A Motion was made by Ginger Schroder seconded by Thomas Cullen, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF OLEAN UNION SALES CORP., 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, (B) A MORTGAGE RECORDING TAX EXEMPTION BENEFIT FOR FINANCING RELATED TO THE PROJECT, AND (C) 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. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.****

-Mr. Wiktor: We are currently reviewing and going through the audit process and will be proposing an audit committee meeting shortly. The audit will be presented to the board at the March 25, 2025 meeting.

**\*CCIDA Financial Reports:**

**A Motion was made by Joseph Higgins seconded by Michael Wimer to accept the January 2025 CCIDA Operating Statement as presented to the Board. All in Favor - **Motion Carried.****

**\*Income for February 2025 (\$244.18):**

- \$160.00 -annual National Fuel rental fee
- \$74.18- reimbursement on credit card

-*\$13,281.25-Fee income relating to project closing on JMI. (Check in the mail).*

-*General update on projects in process; including the Agency has 3 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 Rusty Rooster regarding new project.
- ✓ Attended OBDC Board Meeting.
- ✓ Conference call regarding ESD Grant for Ellicottville business.
- ✓ Call with developer on potential new project in the Village of Ellicottville.
- ✓ Meeting with Mazza Mechanical regarding new project.
- ✓ Meeting with developer on potential new project in the Town of Ashford.
- ✓ Meeting with developer on potential new project in the Village of Ellicottville.
- ✓ Meeting with developer on potential new project in Franklinville.
- ✓ Meeting with Dave Fenske and Richard Zink.
- ✓ Meeting with Assemblyman Joe Sempolinski.
- ✓ Meeting with Kinley Contractor regarding possible new project.
- ✓ Meeting with developers of possible new project in Humprey.
- ✓ Attend Cattaraugus County Economic Development Meeting in Little Valley.
- ✓ Meeting regarding possible new project in Portville.
- ✓ Meeting with developer of possible new project in Little Valley.
- ✓ Attend Olean Union Sales public hearing in Olean.
- ✓ Attend Creeley Construction/Hidden Gems Resort public hearing in Mansfield.

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

- ✓ **Olean Times Herald:** Article: “Buffalo Bills stadium steel work just the start for Olean’s Cimolai-HY.”
- ✓ **Buffalo Business First:** Article: “*Indoor farming company rebrands, partners with Tops Friendly Markets.*”
- ✓ **Camoin Associates:** Article: “*Unlocking Business Potential: Who Helps Your Community Grow?*”
- ✓ **Handout:** “*Manufacturing PMI at 50.9% - January 2025 Manufacturing ISM Report on Business.*”
- ✓ **Forbes:** Article: “*Five Ways to Revitalize American Manufacturing.*”

- ✓ **Wellsville Sun:** Article: “*Confer: New York requires retailers to fix what it broke.*”
- ✓ **Area Development:** Article: “*Large-Scale Projects Face Financing Challenges.*”
- ✓ **Governing:** Article: “*One Way Trump Could Help Revive Rural America.*”

**Executive Session:**

**A Motion was made by Michael Wimer seconded by Joseph Higgins** to go into Executive Session for Attorney/Client Privilege at 11:51 a.m. All in Favor – **Motion Carried.**

**A Motion was made by Brent Driscoll seconded by Ginger Schroder** to exit Executive Session and return to the regular meeting at 1:10 p.m. All in Favor – **Motion Carried.** For the official record, no action was taken in the Executive Session.

-Mr. Murray: With respect to the Alle-Catt wind project, the Board met in attorney/client privilege to discuss legal issues and since the agency’s approval has been in contact with some of the taxing jurisdictions who expressed concern that their input wasn’t considered and some confusion about the scheduling of the IDA’s Special Board Meeting on February 7, 2025. The agency did comply with its uniform tax exemption deviation policy when it submitted its notice to the taxing jurisdictions, but including a meeting date would have provided clarity and certainty for the affected taxing jurisdictions to participate. The meeting date was not included because at the time the IDA did not know the meeting date when it submitted the notice and given the letters from the taxing jurisdictions, the agency received with respect to its desire to participate. The agency has always been transparent, it is not trying to pull a quick one on any taxing jurisdiction, so to ensure receipt of the affecting taxing jurisdiction input and consider the of same and for the IDA to resolve, the motion the IDA Board would like to take and the resolution they would like to pass, is the IDA would like to rescinds the prior approval and issue a new notice with a new meeting date stated to insure full transparency and remove any ambiguity about its approval process.

-Mr. Buffamante: Can I have a motion?

**A Motion was made by Brent Driscoll seconded by Michael Wimer** to rescind the vote made at the February 7, 2025 Board Meeting related to the Alle-Catt Wind project and the proposed benefits for NYS sales tax abatement, NYS mortgage tax abatement and real property tax benefits (PILOT). A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. All in Favor – **Motion Carried.**

**A Motion was made by Brent Driscoll seconded by Joseph Snyder** to adjourn the meeting at 1:16 p.m. All in Favor – **Motion Carried.**

**\* Next CCIDA Board of Directors Meeting: April 29, 2025 at 11:15 a.m.**  
**at the CCIDA Offices**  
**9 E. Washington Street**  
**Ellicottville, NY**  
**and also, via Zoom.**