

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

January 14, 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. Joseph Higgins
Mr. Brent Driscoll
Mr. James (Joe) Snyder
Ms. Ginger Schroder
Mr. Michael Wimer
Mr. Thomas Cullen

Excused:

Mr. Thomas Buffamante-Chairman

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 (via zoom)
Mr. Jake Creeley, Creeley Construction/Hidden Gems Family Resorts, LLC

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

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

A Motion was made by Brent Driscoll seconded by James Snyder to accept the Board Meeting Minutes from November 19, 2024. All in favor. **Motion Carried.**

New Applications/Projects*

-Mr. Wiktor introduced Jake Creeley of Creeley Construction/Hidden Gems Family Resort, LLC to provide an overview of the project. Jake indicated the project would consist of 30 villas of approximately a little less than 1,000 square feet a piece, a private lounge area of approximately 4,500 square feet and walking trails consisting of concrete pathways as they want to create the experience that the villas are somewhat secluded. Jake stated he has guests from Ohio, Canada and Pennsylvania but would say about 50 to 60 percent are from the Buffalo area, Rochester and Toronto. Jake indicated he feels that value is the key and is looking to be as fully occupied as possible which will happen through smart design, the layout and creating value. Mr. Wiktor thanked Jake for speaking today and the Board thanked Jake for attending and overview of the project.

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

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

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

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

-Mr. Wiktor indicated next on the agenda is Olean Union Sale Corp. who has submitted an application for a nice expansion project which will allow them to grow, increase their employment, get more in line with building their sales, with assembly that will help timing for customers and create efficiency when they are installing their materials. Mr. Wiktor indicated they have acquired 2 lots and Steve Blaske, the President and Owner is currently on his honeymoon and could not attend today’s meeting, but would like to attend our February meeting to give an overview and express his desire for support.

-2.) Olean Union Sales Corp.:

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

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

Resolution from Prior Approved Projects

-Mr. Murray indicated there has been a request for the Board to approve three 5 megawatt solar projects from 2021 called Omni Otto A, B and C in the Town of Otto. He stated the project was approved in 2021 and the company ran into some cost and infrastructure challenges getting on and working the grid. He stated he understands those issues have been resolved; however, in the interim, the current owner ran into some financial challenges. Mr. Murray further stated they have not broken ground and have not spent a penny because of their interconnecting challenges, so a new entity called Radial Power, LLC is going to be acquiring 100 percent of

each of the project entities. Mr. Murray indicated we do not have to have new documents prepared or filings with the clerk, it is just at the ownership level, so the company is seeking the consent of the Agency to sell 100 percent of their interest to the new owner, Radial Power, LLC. Mr. Murray further stated the company said they are prepared to start construction this quarter, the project has not changed, it is the same exact project that was approved.

-1.) –Omni Otto A, LLC:

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

Resolution:

A Motion was made by James Snyder seconded by Brent Driscoll, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”): (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM OYA RENEWABLES CONSTRUCTION HOLDINGS 2 LLC (THE “OWNER”) OF ALL THE MEMBERSHIP INTERESTS IN OMNI OTTO A LLC (THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGENCY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME. A roll call of the Board of Directors of the CCIDA was taken, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried. Mr. Buffamante was excused.**

-2.) –Omni Otto B, LLC:

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

Resolution:

A Motion was made by James Snyder seconded by Brent Driscoll, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”): (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM OYA RENEWABLES CONSTRUCTION HOLDINGS 2 LLC (THE “OWNER”) OF ALL THE MEMBERSHIP INTERESTS IN OMNI OTTO B LLC (THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGENCY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME. A roll call of the Board of Directors of the CCIDA was taken, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried. Mr. Buffamante was excused.**

-3.) -Omni Otto C, LLC:

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

Resolution:

A Motion was made by James Snyder seconded by Brent Driscoll, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY"): (i) AUTHORIZING AN ASSIGNMENT REQUEST RECEIVED FROM OYA RENEWABLES CONSTRUCTION HOLDINGS 2 LLC (THE "OWNER") OF ALL THE MEMBERSHIP INTERESTS IN OMNI OTTO C LLC (THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW) TO BE UNDERTAKEN BY THE AGENCY AND THE COMPANY; AND (ii) AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS WITH RESPECT TO SAME. A roll call of the Board of Directors of the CCIDA was taken, Mr. Higgins, Mr. Snyder, Mr. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.** Mr. Buffamante was excused.

-RevRail and Rail Spur in Cattaraugus Update:

-Mr. Wiktor indicated they officially signed the seven (7) year license agreement between Revolution Rail and the IDA in December 2024. Work is ongoing and there is about a mile left as whether is a dependent. Mr. Wiktor spoke to the contractor on Friday and he has already purchased several used ties that they can use so once the weather breaks, he can get his equipment in, replace ties and straighten the line out. There is a tentative opening date of May of 2025 so it is coming along quickly.

***CCIDA Financial Reports:**

A Motion was made by Michael Wimer seconded by James Snyder to accept the November 2024 and December 2024 CCIDA Operating Statements as presented to the Board. All in Favor - **Motion Carried.** Mr. Buffamante was excused.

***Income for December 2024 (\$126,928.12):**

- \$ 5,000.00 – CCCR Yearly Payment per Agreement**
- \$52,115.62 – First half of Administrative Fee for Field of Dreams (11/20/24)**
- \$69,812.50- Kless Boys project (project closed 11/14/2024)**

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

- \$ 1,500.00 – Application fee from Olean Union Sales**

- *General update on projects in process; including the Agency has 2 projects in the closing stage which should close in the 1st quarter of this year.*

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Meeting with developer of potential apartment project in Ellicottville. Apartments are very much needed!
- ✓ Meeting with Nick Ferreri at Field of Dreams regarding project updates and tour of facilities.
- ✓ Met with developer of potential project in Olean.
- ✓ Continued discussions with an out of area manufacturer who we are trying to lure to Cattaraugus County.
- ✓ Discussed a project/application with an Ellicottville area Company of an IDA project relating to the business needs in the Spring of 2025.
- ✓ Discussing a manufacturing project in the Franklinville area. More to follow in Feb.
- ✓ Met with a Commercial Real estate Firm relating to their listing of the former Bimbo USA facility in Olean.
- ✓ Working with Rich Schechter from Cushman Wakefield with respect to marketing and trying to fill the former Frank Ralph's building in Cattaraugus.
- ✓ Meeting in Cattaraugus regarding RevRail.
- ✓ Participated in NYS Energy Future Zoom meeting.
- ✓ Attended Community Action Enterprise Board Meeting.
- ✓ Attended Laine Business Accelerator Community showcase in December.
- ✓ Attended Cattaraugus County Economic Development Team meeting relating to the Grant that the Economic Development won from the Ralph J. Wilson Foundation.
- ✓ Meeting with Mark Storch regarding a new Campground in the County, along with the developers Engineering Firm who is trying to put the project together.
- ✓ Meeting with developer regarding potential Mansfield project.
- ✓ Meeting with Olean Sales regarding new project.
- ✓ Meeting with an out of state developer who is considering multiple projects in the central part of the County. More to follow.
- ✓ Attended Western New York Regional IDA holiday luncheon.
- ✓ Met with Harold Hibbard who owns a commercial building within the County to assist a possible project.
- ✓ Attended OBDC Board Meeting.

- ✓ Conducted 3 Public Hearings relating to the proposed Alle-Catt Wind project.
- ✓ Meeting with Kinley Contractors on a variety of development projects.
- ✓ Had several meetings with a County Not-For-Profit who is considering doing a sizeable bond/project. Possible application in Feb./March.
- ✓ Meeting with Scott Symans and Mark Storch relating to the rehab of the rail line in Cattaraugus.
- ✓ Met with Bob Murray for a lengthy meeting relating several on-going IDA items.
- ✓ Putting together some stats and figure showing and highlighting several IDA recent projects to show the impact and positive economic development thrust that each project has delivered.
- ✓ Meeting with developer of potential project in Ellicottville area.
- ✓ Meeting with Hart Hotels regarding potential Cattaraugus project.
- ✓ Met with Jean Smith from the Rusty Rooster relating to their expansion project. Possible Feb. application.

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

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

Executive Session:

A Motion was made by Michael Wimer seconded by Ginger Schroder to go into Executive Session for Attorney/Client Privilege at 11:55 a.m. All in Favor – **Motion Carried.** Mr. Buffamante was excused.

A Motion was made by Brent Driscoll seconded by Joseph Higgins to exit Executive Session and return to the regular meeting at 1:36 p.m. All in Favor – **Motion Carried.** For the official record, no action was taken in the Executive Session. Mr. Buffamante was excused.

A Motion was made by Brent Driscoll seconded by James Snyder to adjourn the meeting at 1:37 p.m. All in Favor – **Motion Carried.**

*** Next CCIDA Board of Directors Meeting: February 18, 2025 at 11:15 a.m.**
at the CCIDA Offices
9 E. Washington Street, Ellicottville, NY
and also, via Zoom.