

County of Cattaraugus
Industrial Development Agency

BOARD OF DIRECTORS MEETING - AGENDA

Tuesday, April 29, 2025
CCIDA Office
9 E. Washington Street
Ellicottville, NY
11:15 a.m.

To access the Board meeting via Zoom/Conference Call, please see the applicable information at the end of the agenda to do so.

-Call the Meeting to Order-Time:

-Roll Call- Board of Directors of the CCIDA:

-Approval of March 25, 2025 CCIDA Board of Directors Meeting Minutes:

New Application

-1.) – Win Sum Ski Corp (Holiday Valley):

- Wim Sum Ski Corp. has submitted an application seeking NYS sales tax abatement to purchase equipment to improve the efficiency of the resort as well as general renovations of the building interiors at 6557 Holiday Valley Road, Ellicottville, NY.

**A complete breakdown and overview of the investments and projects that Holiday Valley is proposing has been included within their submitted application for your review. Once again, a "4 season slate of investments".*

The Total Project Investment: \$5,105,350

***CCIDA Financial Reports:**

- Approval of March 2025 Financial Reports
- Update on Certificates of Deposit

***Income for April 2025 (\$6,000.00):**

- \$ 1,500.00 - Fitzpatrick & Weller Application Fee
- \$ 3,000.00 – Radial Power Assignment Fee
- \$ 1,500.00 – Win Sum Ski Corp. Application Fee

-\$ 12,750.00 – Mazza Mechanical- project Closing Fee (will receive 04/28/25)

-General update on projects in process; including the Agency has 5 projects in the closing stage which should close in the 2nd quarter of this year.

-Governor Hochul Announced the Village of Cattaraugus as the \$10 Million-dollar DRI Winner-March 26, 2025:

The Village of Cattaraugus is a vibrant community that is protected and tucked away, perched on a steep incline and sheltered by surrounding hills, productive farmlands and mature verdant forests. The original 19th century brick heart of the village, amazingly intact and a designated National Historic District, imbues a sense of history and character. Stores and businesses are locally owned, and the surrounding area abounds with hundreds of creative artists and artisans. The Village seeks to transform its historic red brick Main Street into a communal gathering place where our natural beauty, cultural heritage and small-town character converge to foster economic growth and enhance quality of life. The Village would become a regional attraction for dining and lodging using its industrial rail heritage to encourage outdoor recreation on its trails that will attract visitors and new residents to stay and enjoy the welcoming nature of the Village.

Much respect and regards to the Village Officials, the Cattaraugus County Legislature, Business owners, Community members, NYS along with countless others who worked very hard and collectively as a team to bring this vision into reality. I thank the IDA Board as well for their financial commitment for allowing "us" to assist this truly transformational award come to fruition! *A copy of the Application of proposed projects is on file.*

-Internal (IDA Meetings/Discussions, Snapshot):

- ✓ Meeting with Bill Bursee of Steelbound on updates to proposed project.
- ✓ Multiple meetings with a WNY commercial real estate broker on a building that has been for sale within the County. An out of state Manufacturer looking at the site. Fingers crossed.
- ✓ Meeting with Dana Cornell and his partner relating to their "Exit 24" project, former K-Mart on a possible out parcel project.
- ✓ Meeting with David Fenske and Richard Zink regarding potential knife project update, relating to his proposed project.
- ✓ Continued bi-weekly meetings Edelweiss Dairy project "team" relating to their current deal with the IDA and moving towards closing the project. Good news!
- ✓ Attended the monthly OBDC Board Meeting.
- ✓ Phone call meeting with Angelo and Bob Murray, Angelo's Counsel regarding an update on the Olean Mall redevelopment project-Phase 1.
- ✓ Attended the monthly STERA meeting.
- ✓ Attended Cattaraugus County Economic Development Team Meeting in Little Valley.
- ✓ Meeting with Courtney Curatolo of NYSBDC.
- ✓ RevRail Updates-Construction moving along, opening date soon to be announced.
- ✓ Participated in Congressman Langworthy telephone Town Hall meeting.

- ✓ Attended County Legislature meeting in Little Valley in April.
- ✓ Several additional meetings and call with existing County wide businesses.
- ✓ Meeting with NBT Bank at Hamburg IDA on a few projects within the County and how they may be able to assist.
- ✓ Invitation to serve on Cattaraugus Local Planning Committee regarding Village of Cattaraugus' DRI Grant.

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

- ✓ **Olean Times Herald:** Article: *"Busy Year for Cattaraugus County Industrial Development Agency"*
- ✓ **Governor.ny.gov:** Article: *"Governor Hochul Announces Western New York Winners of Downtown Revitalization Initiative and NY Forward Program."*
- ✓ **Buffalo News:** Article: *"Goodbye, natural gas, Hello, electricity."*
- ✓ **NewsBreak:** Article: *"BP chairman to step down after oil giant retreats from green energy."*
- ✓ **City and State:** Article: *"State releases initial rules for cap-and-invest program."*
- ✓ **Business and Industry:** Article: *"No, the U.S. Industrial Base Is Not Collapsing."*
- ✓ **Rochester First:** Article: *"New York's EV mandate sparks concern among highway workers, lawmakers."*
- ✓ **New York Post:** Article: *"Clean energy group admits going green may mean chaos for New York's power grid as industry scrambles to meet new goals."*
- ✓ **LIHERALD:** Article: *"Ari Brown: Battery energy storage systems are a growing threat."*
- ✓ **Spectrum News1:** Article: *"New York State Department of Environmental Conservation sued over new wetland regulations."*
- ✓ **NewsBreak:** Article: *"Opportunity and unease as dairy farmers expand to supply fairlife, other new business."*
- ✓ **CNYCENTRAL:** Article: *"Rural counties ask Gov. Hochul to 'slow down' on renewable energy projects."*

Executive Session: (For a matter of attorney/client privileges) **may not need**

Motion-

:
:

Time:

-Motion to re-enter the CCIDA Board Meeting-:

:

Time:

Adjournment:

Motion-

:
:

Time:

*** The next CCIDA Board of Directors Meeting is
Tuesday May 20, 2025 at 11:15 a.m. at the CCIDA Office.**

Zoom Meeting access Information:

Topic: County of Cattaraugus IDA Board Meeting

Time: Apr 29, 2025 11:15 AM Eastern Time (US and Canada) Join Zoom Meeting

<https://us02web.zoom.us/j/83379949321?pwd=5Ec1TmhPS13CFIJXOd6qC23tyRQ4rJ.1>

Meeting ID: 833 7994 9321

Passcode: 986715

One tap mobile:

+19292056099,,83379949321#,,, *986715# US (New York)

+16469313860,,83379949321#,,, *986715# US

Dial by your location:

• +1 929 205 6099 US (New York)

Meeting ID: 833 7994 9321

Passcode: 986715

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

March 25, 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
Ms. Ginger Schroder
Mr. Michael Wimer
Mr. Brent Driscoll
Mr. Thomas Cullen

Excused:

Mr. James (Joe) Snyder

CCIDA Staff/Counsel:

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

Presenters/Guests:

Mr. Rick Miller, Olean Star
Mr. Kellen Quigley, Olean Times Herald

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, Ms. Schroder, Mr. Cullen and Mr. Wimer and were present. Mr. Snyder was excused.

A Motion was made by Brent Driscoll seconded by Joseph Higgins to accept the Board Meeting Minutes from February 7, 2025 and February 18, 2025. All in favor. **Motion Carried.** Mr. Snyder was excused.

-Mr. Wiktor: Good morning, everyone and welcome to our March 25, 2025 Board Meeting. We have Denise and Luke from Johnson, Mackowiak here today to present the 2024 Audit. We thank them for attending and all their time and hard work expended into the audit.

Presentation of 2024 CCIDA/CCCRC Audit:

- **CCIDA Audit Committee Meeting Minutes:** An Audit Committee Meeting was conducted on March 22, 2025 at 9:30 a.m. to discuss the *DRAFT* 2024 Audit. Copies of the minutes of that meeting are included with the Board Packets.
- **2024 – Annual Audit Presentation –** Prepared for CCIDA/CCCRC by the Auditing firm, Johnson, MacKowiak & Associates, LLP. Mrs. Denise D. Veloski gave the 2024 Audit presentation/overview to the members of the CCIDA/CCCRC Board.

A Motion was made by Brent Driscoll seconded by Michael Wimer to approve the 2024 Audit as presented to the Board. All in favor. **Motion Carried.** Mr. Snyder was excused.

New Application

-1.) – Fitzpatrick and Weller Inc.

-Fitzpatrick and Weller was founded in 1895 and is a multi-natural supplier in the hardwood lumber and wood components industry. They have submitted an application seeking NYS sales tax abatement to purchase and install two electrostatic precipitators, as well as various equipment, etc. at their Mill Street and Maple Avenue locations. This is a directive of New York State Department of Conservation. The new emission control devices will limit the discharge of particulate matter into the air.

The Total Project Investment: \$1,600,170

Resolution:

A Motion was made by Thomas Cullen seconded by Josphe Higgins, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF FITZPATRICK AND WELLER, INC., AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE “COMPANY”) IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (iv) AUTHORIZING THE NEGOTIATION AND EXECUTION OF 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. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried. Mr. Snyder was excused.**

Resolutions from Prior Applications in Process/Projects in Process

-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 7th Street, Olean, NY, which is currently vacant.

A Public Hearing was held at the City of Olean on March 17, 2025 at 11:30 A.M. A copy of the public hearing minutes is included in each Board Member's package for their review.

The Total Project Investment: \$1,200,000

Resolution:

A Motion was made by Michael Wimer seconded by Joseph Higgins, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF MAZZA MECHANICAL SERVICES, INC., AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) RATIFYING THE SCHEDULING, NOTICING, AND CONDUCTING OF A PUBLIC HEARING IN CONNECTION WITH THE PROJECT; (iii) MAKING A DETERMINATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT; (iv) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (v) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF (A) A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT, AND (B) A PARTIAL ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH THE PILOT AGREEMENT; AND (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried. Mr. Snyder was excused.**

-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.

A Public Hearing was held at the Town of Freedom on March 17, 2025 at 9:30 a.m. A copy of the public hearing minutes is included in each Board Member's package for their review.

The Total Project Investment: \$4,000,000

Resolution:

A Motion was made by Brent Driscoll seconded by Ginger Schroder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF T.L. SCHWAB TRANSPORT, LLC & SCHWAB AGGREGATES, 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. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.** Mr. Snyder was excused.

-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.

A Public Hearing was held at the Town of Allegany on March 17, 2025 at 12:30 p.m. A copy of the public hearing minutes is included in each Board Member's package for their review.

The Total Project Investment: \$2,500,000

Resolution:

A Motion was made by Brent Driscoll seconded by Joseph Higgins, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF KINLEY CONTRACTORS LLC, KINLEY INVESTMENTS 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. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried.** Mr. Snyder was excused.

-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.

No public hearing was required as the benefits are under \$99,000 threshold as per the NYS Statue.

The Total Project Investment: \$200,000

Resolution:

A Motion was made by Brent Driscoll seconded by Thomas Cullen, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF RUSTY ROOSTER FARM & VINTAGE 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. Driscoll, Mr. Cullen, Mr. Wimer and Ms. Schroder voted yes. **Motion Carried. Mr. Snyder was excused.**

***CCIDA Financial Reports:**

A Motion was made by Joseph Higgins seconded by Brent Driscoll to accept the February 2025 CCIDA Operating Statement as presented to the Board. All in Favor - **Motion Carried. Mr. Snyder was excused.**

***Income for March 2025 (\$81,276.81):**

- \$13,281.25 - JMI Administrative Fee
- \$62,500.00 - Final GLC 2nd Modification Fee
- \$11.18 - Electric rebate
- \$ 5,484.38 – Olean Union Sales 1st half Administrative Fee

-General update on projects in process; including the Agency has 5 projects in the closing stage which should close in the 2nd quarter of this year.

CCIDA PARIS Reports:

-Enclosed in each Board Member's package is the draft PARIS report for the CCIDA. We propose the Board to authorize the submittal of the reports.

A Motion was made by Brent Driscoll seconded by Michael Wimer to authorize the submittal of the CCIDA PARIS report as presented to the Board. All in Favor - **Motion Carried.** Mr. Snyder was excused.

***Policies that require adopting:**

Included in the Board Packets are the updated/revised CCIDA Policies to be proposed to be approved by the Board. Below are the 3 updated policies:

1. Updated FOIL Policy
2. Updated Sexual Harassment Prevention Policy
3. Real Property Disposition Policy (no change – annual readoption is required)

A Motion was made by Michael Wimer seconded by Brent Driscoll to approve the updated policies as presented to the Board. All in Favor - **Motion Carried.** Mr. Snyder was excused.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions, Snapshot):

- ✓ Attended RevRail meeting in Cattaraugus.
- ✓ Meeting with Diana Cihak and Erin Corrado of Empire State Development regarding potential grants.
- ✓ Meeting with Rich Schechter, with Cushman Wakefield relating to a few listed commercial buildings within the County of luring a new tenant to the locations.
- ✓ Meeting with Mayor John Burrell and developer of potential project in Ellicottville.
- ✓ Meeting with Kinley Contractors regarding project updates.
- ✓ Meeting with Dana Cornell regarding potential project in Allegany.

- ✓ Attended OBDC Board Meeting.
- ✓ Meeting with Pioneer, Cuba Rushford and Franklinville School officials regarding proposed Alle-Catt Wind project.
- ✓ Attended Audit Committee call with Johnson, MacKowiak & Associates, LLP.
- ✓ Meeting with Mark Herberling.
- ✓ Attend ECIDA Area Managers Meeting.
- ✓ Attended meeting at WRC regarding Steelbound project.
- ✓ Conference call with Great Lake Cheese regarding project updates.
- ✓ Attend meeting with Hidden Gems regarding project updates.
- ✓ Meeting with Sean Doyle of Hamburg IDA.
- ✓ Attended Community Action annual Board Meeting.
- ✓ Meeting with Timber Hut on possible new project.
- ✓ Meeting with Dave Fenske regarding knife project updates.
- ✓ Meeting with local Ellicottville business owner regarding potential project.
- ✓ Attend NYSDOL Commissioner meeting regarding NYS Budget proposals.
- ✓ Meeting with Greg Fitzpatrick of Fitzpatrick & Weller.
- ✓ Attended STERA board meeting.
- ✓ Lunch with Courtney Curatolo of NYSBDC.
- ✓ Meeting with Scott Samuelson regarding potential purchase of a building in Olean are which would create new jobs and investments.
- ✓ Meeting with developer of potential project in the Village of Ellicottville.
- ✓ Attend Ralph J. Wilson Foundation meeting.
- ✓ Discussion with Holiday Valley relating to possible project.
- ✓ Attended event with Congressmen Langworthy.
- ✓ Phone meeting
- ✓ Several additional meetings and call with existing County wide businesses.

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

- ✓ **New Yorkers for Affordable Energy:** Article: “Heat Act is Wolf in Sheep’s Clothing.”
- ✓ **Climate change Dispatch:** Article: “NY’s Net Zero Dream Unravels As Utopian Climate Plans Face Lawsuit Woes.”

A Motion was made by Brent Driscoll seconded by Michael Wimer to adjourn the meeting at 12:30 p.m. All in Favor – Motion Carried. Mr. Snyder was excused.

*** 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.

APPLICATION FOR FINANCIAL ASSISTANCE



Name of Applicant: Win Sum Ski Corp

Date Submitted: 04/21/2025

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

I. Eligibility Questionnaire - Applicant Background Information

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

A) Applicant Information-company receiving benefit:

Applicant Name: Win Sum Ski Corp
Applicant Address: 6557 Holiday Valley Road
City/Town: Ellicottville State: NY Zip: 14731
Phone: 716-699-2345
E-mail: dtrathen@holidayvalley.com

B) Business Organization (check appropriate category):

Corporation	<input checked="" type="checkbox"/>	Partnership	<input type="checkbox"/>
Public Corporation	<input type="checkbox"/>	Joint Venture	<input type="checkbox"/>
Sole Proprietorship	<input type="checkbox"/>	Limited Liability Company	<input type="checkbox"/>
Other (specify) _____			
Year Established: <u>1957</u>		State in which Organization is established: <u>NY</u>	

C) Individual Completing Application:

Name: David Trathen
Title: VP Finance
Address: 6557 Holiday Valley Road
City/Town: Ellicottville State: NY Zip: 14731
Phone: 716-699-3902 E-Mail: dtrathen@holidayvalley.com

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

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

E) Company Counsel:

Name of Attorney: Kameron Brooks
Firm Name: Brooks and Brooks LLP
Title: Partner
Address: 207 Court Street
City/Town: Little Valley State: NY Zip: 14755
Phone: 716-938-9133 E-Mail: kbrooks@brookslaw.biz

F) Benefits Requested (select all that apply):

- | | |
|-------------------------------------|--|
| 1. Exemption from Sales Tax | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 2. Exemption from Mortgage Tax | <input type="checkbox"/> Yes or <input type="checkbox"/> No |
| 3. Exemption from Real Property Tax | <input type="checkbox"/> Yes or <input type="checkbox"/> No |
| 4. Tax Exempt Financing * | <input type="checkbox"/> Yes or <input type="checkbox"/> No |

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

G) Applicant Business Description:

Describe in detail company background, history, products and customers. Description is critical in determining eligibility:

-see www.holidayvalley.com for information.

Estimated % of sales within Cattaraugus County: 100

Estimated % of sales outside Cattaraugus County but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: 0

(*Percentage to equal 100%)

For your operations, company, and proposed project, what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Cattaraugus County 30 est %

Identify vendors within Cattaraugus County for major purchases:

Project is mainly equipment to improve the efficiency of the resort and keep it competitive. Some general renovation of building interiors.

II. Eligibility Questionnaire - Project Description & Details

A) Project Location

Address of Proposed Project Facility: 6557 Holiday Valley Road

City/Town: Ellicottville School District: Ellicottville/Great Valley

SBL Number(s) for proposed Project _____

Current Address (if different): _____

City/Town: _____

What are the current real estate taxes on the proposed Project site? \$765,039.00

If amount of current taxes is not available, provide assessed value for each

Land: \$ _____ Buildings(s): \$ _____ *If available include a copy of current tax receipt.*

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

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

Project will continue to improve the efficiency and competitiveness of the resort. The assistance will allow the project to be larger in scope than if not approved. Holiday Valley has historically reinvested its profits to remain competitive.

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

The project would be less in scope without the IDA assistance but some level of reinvestment would be made.

B) Project Description

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

Project is mainly equipment to improve the efficiency of the resort and keep it competitive. Some general renovation of building interiors.

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

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

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

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

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary):

Project will continue to improve the efficiency and competitiveness of the resort. The assistance will allow the project to be larger in scope than if not approved. Holiday Valley has historically reinvested its profits to remain competitive.

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

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

The project would be less in scope without the IDA assistance but some level of reinvestment would be made.

If the Applicant is unable to obtain financial assistance for the Project, what will be the impact on the Applicant and Cattaraugus County? Less competitive and possibly fewer visitors to Cattaraugus County, and reduction in real estate values.

Will onsite child daycare facilities be available on the project site? ☒ Yes ☐ No

If onsite child daycare facilities are available on the project site, please briefly describe:

Holiday Valley has operated a year round licensed Day Care operations for many years. This benefits the community and our employees.

C) Site Characteristics

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

Describe the present zoning/land use: Commercial

If a change in zoning/land use is required, provide details/status of any request for change of zoning/land use requirements: NA

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

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

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

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

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

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

D) Project Type

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

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

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

Retail Sales: ☐ Yes or ☒ No

Services: ☒ Yes or ☐ No

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

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

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

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial			
Retail (see retail questionnaire)			
Office			
Renewable Energy			
Specify Other			

What is the estimated project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: 05/01/2025
2. Estimated completion date of project: 04/30/2026
3. Project occupancy – estimated starting date of occupancy: NA

E) Overall Project Costs

Estimated costs in connection with Project:

- | | |
|--|-------------|
| 1. Land and/or Building Acquisition | \$0 |
| 0 _____ acres 0 _____ square feet | |
| 2. New Building Construction 0 _____ square feet | \$ 0 |
| 3. New Building Addition(s) 0 _____ square feet | \$0 |
| 4. Infrastructure Work | \$863,000 |
| 5. Reconstruction/Renovation _____ square feet | \$130,000 |
| 6. Manufacturing Equipment | \$ |
| 7. Non-Manufacturing Equipment (furniture, fixtures, etc.) | \$4,112,350 |
| 8. Soft Costs: (Legal, architect, engineering, etc.) | \$ |
| 9. Other, Specify: _____ | \$ |

TOTAL Costs: \$5,105,350

Construction Cost Breakdown:

Total Cost of Construction	\$993,000	(sum of 2,3,4 and 5 above)
Cost of materials:	\$	
% sourced in Cattaraugus County	30	%

Have any of the above costs been paid or incurred as of the date of this application? ☒ Yes or ☐ No

If yes, describe:

A couple of projects have required a down payment to get the project on the schedule.

Sources of Funds for Project:

Bank Financing	\$	_____
Equity (excluding equity that is attributed to grants/tax credits)	\$	5,105,350
Public Sources (Include sum total of all state and federal grants and tax credits)	\$	_____
Identify each state and federal grant/credit: (i.e. Historic Tax Credit, New Market Tax Credit, Brownfield Cleanup Program, ESD, other public sources)		
_____	\$	_____
_____	\$	_____
_____	\$	_____
Total Sources of Funds for Project Costs:	\$	5,105,350,

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

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

Sales and Use Tax Benefit: Gross amount of costs for goods and services that are subject to State and Local Sales and Use Tax - said amount to benefit from the Agency's sales and use tax exemption benefit: \$5,105,350

Estimated State and Local Sales and Use Tax Benefit (multiply 8.0% by the figure, above): \$408,428

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

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

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

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

Real Property Tax Benefit:

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

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

F) Job Retention and Job Creation

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

Is project necessary to retain existing employment? ☒ Yes or ☐ No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time (FT)	172	172	172	100%
Part Time (PT)	600	600	600	100%
Total ***	772	772	772	100%

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

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

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

Category of jobs to be retained and/or created	# of employees retained and/or created	Average salary for Full Time	Average fringe benefits for full time	Average salary for part time, if applicable	Average fringe benefits for part time, if applicable
Management	55	98,000	40,000	NA	
Professional					
Administrative	18	62,500	25,000	38,000	6,500
Production					
Independent Contractor					
Other	699	57,500	26,000	28,000	3,900

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

Payroll Information:

Annual Payroll at proposed project site upon project completion	\$ 12,800,000
Estimated average annual salary of jobs to be retained (full time)	\$85,000
Estimated average annual salary of jobs to be retained (part time)	\$40,000
Estimated average annual salary of jobs to be created (full time)	\$NA
Estimated average annual salary of jobs to be created (part time)	\$NA
Estimated salary range of jobs to be created	
From (full time) \$NA	To (full time) \$NA
From (part time) \$NA	To (part time) \$NA

NA

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

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

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

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

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

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

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

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

NA

MA

Part B: Tenant Form

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

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

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

Property Address: _____

City/Town: _____

Tenant Name: _____

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

Are terms of the lease: GROSS ☐ or NET ☐

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

Estimated date of occupancy: _____, 20____

Company Name: _____

Current Address: _____

City/Town: _____ State: _____ Zip: _____

Local Contact Person: _____ Title: _____

Phone: _____ E-mail: _____

Company President/General Manager: _____

Number of employees to be relocated to new project location:

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

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

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

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

☐ Yes or ☐ No.

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

What will happen to the existing facility once vacated?

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

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

IV. Retail Questionnaire

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

Answer the following:

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

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

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

B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? 80%. If the answer is less than 33% do not complete the remainder of the retail determination and proceed to Inter-Municipal Move Determination.

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

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

If yes, explain - As the resort grows and attracts 500,000+ visitors a year, the need for employment grows.

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

MA

V. Inter-Municipal Move Determination

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

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

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

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

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

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

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

If Yes to either question, explain:

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

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

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

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

MA

NA

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

Property (Address)

~~_____~~
~~_____~~
~~_____~~
~~_____~~

Reason

~~_____~~
~~_____~~
~~_____~~
~~_____~~

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

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

PILOT Estimate Table Worksheet

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

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)
\$5,105,350	N/A	\$408,428 max	NA	NA

Calculate % (Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: 12.5 (max) %

Attachment A: Representations, Certifications and Indemnification

David Trathen _____ (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Vice President of Finance _____ (title) of Win Sum Ski Corp _____ (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

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

authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.

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

bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant has read and understands the Agency's Policy Respecting Recapture of Agency Benefits (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture or modification of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:

§ 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

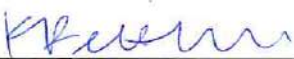
STATE OF NEW YORK)
COUNTY OF CATTARAUGUS) ss.:

David Trathen, being first duly sworn, deposes and says:

1. That I am the VP of Finance (Corporate Office) of Win-Sum Ski Corp (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.


(Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
this 17 day of April, 2025


(Notary Public)

KATLYN M RIETHMILLER
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RI0018685
Qualified in Cattaraugus County
Commission Expires 12/14/2027

Attachment B: CCIDA Insurance Requirements

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

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

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

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

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

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

Limits expressed shall be no less than:

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

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

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

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

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

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

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

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

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

Workers Compensation/Disability Insurance:

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

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

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

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

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

Attachment C: CCIDA Attorney Fee Schedule

CCIDA Attorney Fees:

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

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

Resort Projects	
Project	Purpose
(2) PB600 Groomer. Standard: \$520K. Winch: \$615K.	1 with winch, 1 park
<u>Snowmaking</u>	
A: SMI	
C: Pump House C Drive	
D: HKD Fan	
E: Automation - Cindy's	
F: Automation - Sunrise	
G: Automation - Punch Bowl	
H: R+M	
I: Compressor Check Valves	
J: Commerical Pipe	
K: Excavation, Welding and Installation	
10% contingency	
Parking lot grading and surfacing, drainage, future garage design combination	
Shuttle Bus	Replace 1
Backhoe (w/push blade)	Upgrade
Phase 3 Inn renovation	update
RSC deck repair heat loops for snow melt system	
Win 10 EOL Computer Replacement	Current computers will not run Winsows 11 which is needed for complaince and security
Switch Replacement	Replace againg network switches
Golf	
Axess gates at Sunrise and Chute, new RFID hand scanners. PUB at Creekside	
Indigo Lighting	
A: SMI tower gun	
B: Second SMI tower gun	
C: Snowmobile	
D: Uniforms	

Department Projects
Project
McCarty's counters, kitchen and mechanical
Oak bowback wooden chair refinishing
Yodeler Interior - painting, cleaning, upgrades. Clean/replace sound baffles. Clean fireplace. Kitchen ceiling / lights.
LEDs Yodeler/Edelweiss/EA
2 Can Am UTVs
3 Ski doo ACE 900
Lift Painting
Dig Repair Culvert Yodeler
Cindys Overlook Repair
Coaster Spare Parts
Culvert Repairs (misc.)
Woods / Trees (glades)
Club Car Pam
Hydrant Fences
Golf / Creek Drainage Rock Rip Rad
Digital signage - ticket booths
Replace high top table and chairs outdoors and yodeler
Add high tops and chairs outdoors main
Finish filling path from Spruce to Tannenbaum
DOT moveable sign
Rental shop - self service kiosks, etc
New chairs in T-bar
Lift evac harnesses and belay devices
Flashing crosswalks at Overflow lot, Alpine Meadows and Tamarack Valet
Email/Database Platform
HD Relay Web Camera
Food and Beverage Dept. R+M Budget
Dryvet repair RSC and INN, and worn damage to buidlings
Replace Win 10 Timeclocks
Repalce Ski Patrol Surfaces
Citrix Desktops
Replace Ingenico Pinpads for POS
SQL Server Upgrade for Accesso Siriuswre
Replace tile ground floor main lodge
Half door going into the upper patrol room repair.

New Slat Wall for Main Mountain Shop - Slat wall lines all 4 walls of the interior of the shop.

Mattresses (4 sections)

HVAC Units

Hot Tub Overhaul

Hot Water Tank

Speakers Yodeler Towers

Crane Truck

Grooming Anchor 2

F 450 w/Plow

Eagle Drive

Modernize Pool Fountain

HVRM Roof Repairs

Miscellaneous Repair + Maint.

617.20
Appendix B
Short Environmental Assessment Form

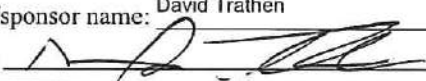
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information Win Sum Ski Corp							
Name of Action or Project: Summer 2025 Equipment							
Project Location (describe, and attach a location map): 6557 Holiday Valley Road Ellicottville NY 14731							
Brief Description of Proposed Action: Project consists of the purchase of equipment to make the resort operations more efficient and better for visitors to Cattaraugus County. Snowmaking equipment, Grooming equipment, Mowers and infrastructure improvements.							
Name of Applicant or Sponsor: Win Sum Ski Corp		Telephone: 716-699-2345 E-Mail: Dtrathen@holidayvalley.com					
Address: 6557 Holiday Valley Road							
City/PO: Ellicottville		State: NY	Zip Code: 14731				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="padding: 2px;">NO</th> <th style="padding: 2px;">YES</th> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? 1200 acres b. Total acreage to be physically disturbed? 1.5 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1200 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) </div> <div style="width: 50%;"> <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) </div> <div style="width: 50%;"> <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture </div> <div style="width: 50%;"> <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ </div> <div style="width: 50%;"> <input type="checkbox"/> Parkland </div> </div>							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Not Applicable	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Not applicable	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Infrastructure in place to handle runoff. <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>David Trathen</u> Date: <u>04/17/25</u> Signature: <u></u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	

PRINT

MRB Cost Benefit Calculator

Cattaraugus County Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

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

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$1,531,605
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
Most projects will only have one line related to construction type.		100%	\$1,531,605

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	713921	18	\$62,500	\$1,125,000
0	713921	55	\$98,000	\$5,390,000
0	713921	699	\$57,500	\$40,192,500
0	713921	0	\$0	\$0
0				\$0
0				\$0
Total		772		\$46,707,500

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	713921	18	\$62,500	\$1,125,000
0	713921	55	\$98,000	\$5,390,000
0	713921	699	\$57,500	\$40,192,500
0	713921	0	\$0	\$0
0	0			\$0
0	0			\$0
Total		772		\$46,707,500

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	713921	18	\$62,500	\$1,125,000
0	713921	55	\$98,000	\$5,390,000
0	713921	699	\$57,500	\$40,192,500
0	713921	0	\$0	\$0
0	0	0		\$0
0	0			\$0
Total		772		\$46,707,500

Fiscal Impact Assumptions

Estimated Costs of Incentives

Sales Tax Exemption	%	Value	PILOT Term (Years)	<input type="text" value="0"/>
Local Sales Tax Rate	4.00%	\$204,214	Escalation Factor	<input type="text" value="2%"/>
State Sales Tax Rate	4.00%	\$204,214	Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption		\$0		
Local	0.75%	\$0		
State	0.50%	\$0		
Total Costs		\$408,428		

Property Tax Exemption

[illegible]

Other Benefits to Public and Private Individuals - If Applicable

[illegible]

Notes

Project is seeking sales tax exemption only. No PILOT or Mortgage Recording Tax Exemption.

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

Yes

Cattaraugus County Industrial Development Agency

MRB Cost Benefit Calculator



Date April 23, 2025
 Project Title Win Sum Ski Corp.
 Project Location 6557 Holiday Valley Road, Ellicottville NY

Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$5,105,350

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	7	3	10
Earnings	\$561,076	\$116,361	\$677,437
Local Spend	\$1,531,605	\$423,309	\$1,954,914

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$140,122,500	\$0	\$140,122,500

Figure 1

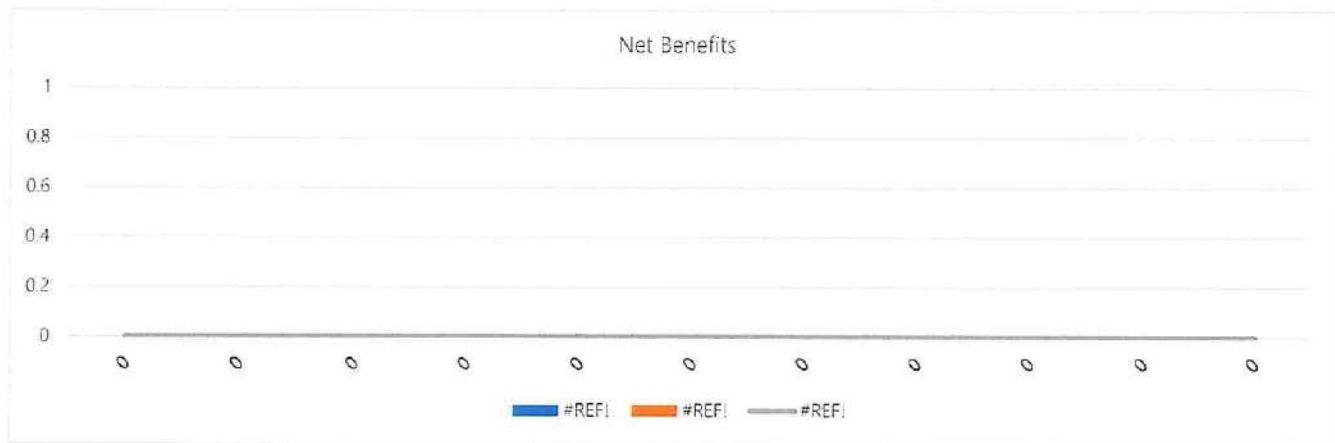


Figure 2

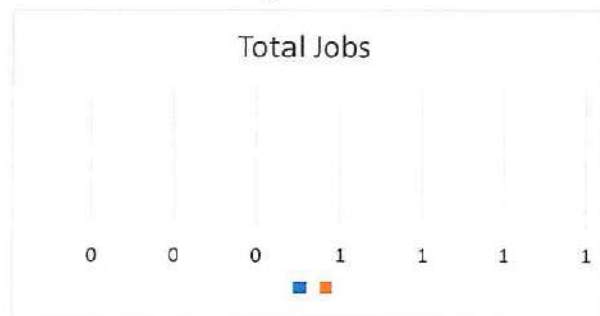


Figure 3



Fiscal Impacts

Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$408,428	\$408,428
Local Sales Tax Exemption	\$204,214	\$204,214
State Sales Tax Exemption	\$204,214	\$204,214
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$408,428	\$408,428

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$141,785,537	\$136,324,050
To Private Individuals	\$140,799,937	\$135,376,415
Temporary Payroll	\$677,437	\$677,437
Ongoing Payroll	\$140,122,500	\$134,698,978
Other Payments to Private Individuals	\$0	\$0
To the Public	\$985,600	\$947,635
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$4,742	\$4,742
Ongoing Jobs - Sales Tax Revenue	\$980,858	\$942,893
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$7,321,597	\$7,039,574
To the Public	\$7,321,597	\$7,039,574
Temporary Income Tax Revenue	\$30,485	\$30,485
Ongoing Income Tax Revenue	\$6,305,513	\$6,061,454
Temporary Jobs - Sales Tax Revenue	\$4,742	\$4,742
Ongoing Jobs - Sales Tax Revenue	\$980,858	\$942,893
Total Benefits to State & Region	\$149,107,134	\$143,363,624

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$136,324,050	\$204,214	668:1
State	\$7,039,574	\$204,214	34:1
Grand Total	\$143,363,624	\$408,428	351:1

*Discounted at 2%

Additional Comments from IDA

Project is seeking sales tax exemption only. No PILOT or Mortgage Recording Tax Exemption.

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

	A	B	C	D	E	F
2	County of Cattaraugus		OPERATING STATEMENT			
3	Industrial Development Agency					
4	Mar-25	2025	2025	2025	2025	2024
5		APPROVED	M-T-D	Y-T-D	BALANCE	Y-T-D
6		BUDGET	ACTUAL	ACTUAL	REMAINING	COMPARISON
7						
8	INCOME:					
9	Interest on Accounts	\$42,000	\$10	\$31	\$41,969	\$30
10	Apps & Fees	\$425,000	\$81,266	\$84,266	\$340,734	\$397,333
11	CCCR/Other Misc. Income	\$0	\$11	\$34	\$1,778	\$224
12	Total	\$467,000	\$81,287	\$84,331	\$384,481	\$397,587
13						
14						
15	EXPENSES:					
16	Wages	\$209,000	\$15,462	\$54,115	\$154,885	\$51,261
17	Fringe Benefits	\$82,000	\$5,817	\$16,021	\$65,979	\$15,466
18	A- Performance Bonus	\$20,900	\$0	\$0	\$20,900	\$0
19	Board Meeting/Operations	\$2,000	\$270	\$474	\$1,526	\$520
20	Business Development	\$15,000	\$486	\$4,573	\$10,427	\$1,849
21	Office Supplies/Service Contracts	\$2,400	\$47	\$628	\$1,772	\$621
22	D- Office Maint./Repairs/Equip	\$5,000	\$514	\$1,937	\$3,063	\$2,671
23	E- Office Phones/Cell/fax/internet serv	\$8,000	\$1,101	\$2,252	\$5,748	\$2,211
24	Postage	\$1,200	\$0	\$104	\$1,096	\$310
25	Public Hearings	\$700	\$375	\$657	\$43	\$239
26	Travel/Mileage	\$3,000	\$0	\$19	\$2,981	\$47
27	Service Charges	\$360	\$50	\$100	\$260	\$25
28	Rent	\$20,700	\$1,425	\$4,275	\$16,425	\$4,275
29	Real Estate Taxes	\$100	\$0	\$90	\$10	\$87
30	Utilities	\$4,000	\$365	\$1,523	\$2,477	\$1,550
31	Property/Fire/Liability Insurance	\$5,200	\$2,115	\$2,115	\$3,085	\$1,519
32	Education/Training/Prof. Development	\$4,000	\$0	\$0	\$4,000	\$0
33	Professional Associations	\$8,500	\$0	\$923	\$7,577	\$1,150
34	C- Professional Services	\$30,000	\$9,850	\$9,850	\$20,150	\$53,660
35	F- Publications	\$200	\$0	\$0	\$200	\$1,328
36	G- Marketing/Promotion/Networking	\$1,000	\$0	\$1,666	-\$666	\$0
37	Railroad Services	\$25	\$0	\$0	\$25	\$0
38	Miscellaneous	\$100	\$0	\$0	\$100	\$0
39	H - Project Expenses	\$5,000	\$0	\$20,316	-\$15,316	\$750
40	B- Consulting Expense	\$15,000	\$5,500	\$16,500	-\$1,500	\$11,500
41						
42	Total Expenses	\$443,385	\$43,377	\$138,138	\$305,247	\$151,039
43						
44	Net Difference	\$23,615	\$37,910	-\$53,807	\$79,234	\$246,548
45						
46	A- Yearly payment					
47	B- Includes Yearly payment					
48	C- Includes payments due Harris Beach					
49	D- Includes IT invoices, accounting software, computer storage, monthly office cleaning, yearly window cleaning, lawn					
50	E- Includes monthly cell phones, internet, apple storage, storage back up and office phone lines					
51	F- Publications and ads made in local directories					
52	G- Advertisements in local newspaper					
53	H - Includes Stenographer for Alle-Catt project and SEQR work on Olean Town Centre					

COUNTY OF CATTARAUGUS IDA

Balance Sheet
March 31, 2025

ASSETS

Current Assets

CATT CO. BANK	\$	221,043.25	
CATT. CO. CAPITAL RES. CORP.		53,541.97	
New CCB ISC Account 800027476		1,481,005.63	
Savings 476		2,367.04	
MMM 476		9,227.05	
CD's		342,981.14	
PETTY CASH		43.21	
SECURITY DEPOSIT - RENT		1,350.00	
Prepaid rent		1,425.00	
Accounts Receivable		10,000.00	
lease asset		73,708.92	
Deferred Outflows		90,350.00	
lease liability		(42,042.16)	
ACCTS RECEIVABLE		866.69	
PREPAID EXPENSES		150.06	
Total Current Assets			2,246,017.80

Property and Equipment

EQUIPMENT		38,423.95	
LEASEHOLD IMPROVEMENTS		22,173.08	
LAND		149,298.92	
RAILROAD/IMPROVEMENTS		907,199.96	
ACCUM DEPRECIATION		(870,546.17)	
Total Property and Equipment			246,549.74

Other Assets

Total Other Assets			0.00
Total Assets	\$		2,492,567.54

LIABILITIES AND CAPITAL

Current Liabilities

NYS RETIREMENT LOAN ACCT.	\$	246.00	
Employee Health Ins Payable		3.00	
Federal Payroll Taxes		(5,439.72)	
NYS WITHHOLDING		2,792.00	
Social Security Tax Payable		2,165.16	
Medicare Withholding Tax Pay		1,394.73	
NYS PENSION-EMPLOYEE PORTION		287.31	
NYS Retirement Employer Portio		7,671.00	
Deferred Inflows		61,811.00	
accumulated amort lease asset		31,666.76	
ACCOUNTS PAYABLE		1,610.05	
ACCRUED PAYROLL		5,654.02	
ACCRUED PAYROLL TAXES		560.21	
Total Current Liabilities			110,421.52

Long-Term Liabilities

Pension Liability		112,808.00	
Total Long-Term Liabilities			112,808.00

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
March 31, 2025

Total Liabilities		<u>223,229.52</u>
Capital		
Retained Earnings	2,013,073.52	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>(53,807.56)</u>	
Total Capital		<u>2,269,338.02</u>
Total Liabilities & Capital	\$	<u><u>2,492,567.54</u></u>

COUNTY OF CATTARAUGUS IDA
Balance Sheet
March 31, 2024

ASSETS

Current Assets		
CATT CO. BANK	\$	614,542.36
SAVINGS CCB		5,211.40
SAVINGS FT		8,295.72
CATT. CO. CAPITAL RES. CORP.		435,799.52
Five Star CD		450,000.00
CD's		631,419.00
KeyBank Investment		107,621.82
PETTY CASH		120.40
SECURITY DEPOSIT - RENT		1,350.00
Accounts Receivable		10,000.00
lease asset		73,708.92
Deferred Outflows		87,556.00
lease liability		(69,451.29)
ACCTS RECEIVABLE		176.86
Total Current Assets		2,356,350.71
Property and Equipment		
EQUIPMENT		38,350.45
LEASEHOLD IMPROVEMENTS		22,173.08
LAND		149,298.92
RAILROAD/IMPROVEMENTS		907,199.96
ACCUM DEPRECIATION		(870,546.17)
Total Property and Equipment		246,476.24
Other Assets		
net pension asset		50,186.00
Total Other Assets		50,186.00
Total Assets		\$ 2,653,012.95

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	\$	211.31
Employee Health Ins Payable		3.00
Federal Payroll Taxes		(868.42)
NYS WITHHOLDING		9,730.50
Social Security Tax Payable		4,035.56
Medicare Withholding Tax Pay		944.08
NYS Retirement Employer Portio		25,401.00
Deferred Inflows		179,281.00
accumulated amort lease asset		4,257.63
ACCOUNTS PAYABLE		49,580.00
Total Current Liabilities		272,575.66
Long-Term Liabilities		
Total Long-Term Liabilities		0.00
Total Liabilities		272,575.66
Capital		

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
March 31, 2024

Retained Earnings	1,823,816.92	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	246,548.31	
Total Capital		<u>2,380,437.29</u>
Total Liabilities & Capital	\$	<u><u>2,653,012.95</u></u>

BUSY YEAR FOR CATTARAUGUS COUNTY INDUSTRIAL DEVELOPMENT AGENCY

By BOB CLARK

ELLICOTTVILLE — It's been a busy 12 months for the Cattaraugus County Industrial Development Agency.

The board of the agency has supported almost \$107 million in projects in the past year, noted IDA Executive Director Corey Wiktor. "It's definitely busier than last year," Wiktor said at the February board meeting, with a number of projects moving through the application process and others moving through development after securing inducements.

Projects supported by the IDA board or now being considered include:

- **Holiday Valley** sought assistance for almost \$2.5 million in upgrades in 2024, with work aimed at improving resilience to warmer temperatures and four-season attractions. Win-Sum LLC, which owns and operates the ski resort, sought a sales tax abatement for work including snowmaking equipment, underground water line replacements, LED slope lighting, lidar equipment for snow movers to help level out the man-made snow to improve skiing, adventure park equipment, pickleball courts, updates and mattress replacements at The Inn, and information technology upgrades.
- A project to build \$32.5 million for cattle barns and other upgrades at Edelweiss Dairy in Free-



Snowmaking and grooming at Holiday Valley keep the slopes in shape for the visitors' seasonal ski and snowboarding experience. *File photos*

dom is also ready to kick off this spring after the IDA board offered support in 2024.

• **MJ Painting Contractor Corp.** moved ahead with a \$1.73 million project to build a new structure at 350 Franklin St. A revised application to the IDA updated the benefits to reflect the changes in the project since it was originally approved in 2021.

• **North Park Innovation Group**, on Route 242 in Ellicottville, received property, sales and mortgage tax exemptions for between 3,000 and 10,000 square feet of new space for manufacturing at the current site. The company manufactures training equipment for hands-on teaching of refrigeration, HVAC and other trades students in the U.S. and overseas. The majority of customers include

technical schools, colleges and prisons, as well as union-operated training centers. The business uses a 12,000-square-foot structure built in 1991. The total investment is estimated at \$770,000.

• **Olean Town Center LLC** received support for a \$40.23 million redevelopment effort at the Olean Center Mall. The project includes construction of a new mall entrance, improvements to the existing structure, roof replacement, interior infrastructure renovation, and the partial demolition of the former Bon-Ton anchor for redevelopment.

• **Sports Locker** in Olean received assistance for benefits on a \$200,000 project to renovate a portion of its West State Street building and uniform production equipment.

• **Olean Manor Inc.**, operating as Field of Dreams received benefits for a \$9.81 million construction phase to build an additional 40 cottages for residents.

• **Jameson Macadam Inc.** officials indicated they were preparing to begin work on an IDA-backed concrete plant on Olean's Homer Street. The company closed on a property there in January, after receiving IDA inducements for the \$2.5 million project.

• **Creeley Construction and Hidden Gems Family Resorts LLC** received property, sales and mortgage tax breaks to build a 30-unit short-term luxury rental complex off Route 242 in the town of Mansfield. The project includes \$8 million in construction costs on an 18-acre site for 30 standalone structures serving as private

units and a main building, said owner Jake Creeley at the IDA board meeting in January.

• **Olean Union Sales Corp.** received support for a 6,000-square-foot structure at 426 S. Union St., expanding services at the company's main site. Wiktor noted the company leases space in the area, and the project would cost about \$750,000. Sales tax incentives are estimated at \$60,000, while mortgage tax incentives are estimated at \$8,750. Company officials are seeking a PILOT from the IDA, which would increase payments until bringing the project to full property taxes after 10 years.

• **TL Schwab** plans to build a new 36,000-square-foot shop and office space for the company.

Wiktor noted the company acquired another firm recently to expand trucking services, and the new site would consolidate operations. The company sought sales tax, mortgage tax and real property tax abatements for the \$4 million project.

• **Kinley Contractors** plans to build a new 12,000-square-foot shop adjacent to its new corporate headquarters off Interstate 86 Exit 24 in the town of Allegany. Officials are seeking sales tax, mortgage tax and real property tax abatements on the \$2.5 million project.

• **Mazza Mechanical Services** seeks to move the company's pipe fabrication division from Orchard Park in Erie County to Olean, the home of the company's headquarters. The site, the 6,000-square-foot former Pierce Steel location, is adjacent to the Mazza site on North Seventh Street. Officials are seeking sales tax and real property tax abatements for the \$1.2 million project.

• **Rusty Rooster Farm & Vintage** plans to renovate a recently-acquired building to include a 6,000-square-foot wood production and manufacturing space with a kiln, as well as a 3,000-square-foot reception hall at 476 Highland Terrace in Portville. Officials are seeking sales, mortgage and real property tax benefits on the \$200,000 project.



Edelweiss Dairy LLC, located on Orson Road in Freeburg, went forward with plans to build \$32.5 million in new facilities to replace its 50-year-old buildings.

625 North Union Street Ext • Olean, NY • 716-372-8888
Monday-Friday 7:30am - 5:00pm • Saturday 8am - Noon

11 Buckler Drive & Route 6 • Roulette, PA • 814-544-7543
Toll Free: 1-800-924-2027
Monday-Friday 8:00am - 5:00pm • Saturday 8am - Noon

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STATE STREET APARTMENTS

from Page A-5

unit was unoccupied, CDS officials said, with 45 units occupied. Visitors were given a tour of the apartment.

"The average rent is less than \$600 a month for these people," Sewnauth said, with one-bedroom apartments going for less and two-bedroom apartments running under \$700 a month.

Officials noted that the building includes free Wi-Fi internet access for all residents with 24/7 IT management, as well as a community room with kitchen, a computer lab, fitness center, laundry rooms, lobbies with communal seating areas, as well as offices for property management and supportive

service staff, and maintenance storage. A new parking lot with four EV charging stations, site lighting, landscaping, benches, and playground equipment were installed, and a courtyard area was added to the building.

Noting the building had previously been an old warehouse, "The transition is incredible ... I'm blown away by this," said Assemblyman Joe Sempolinski, R-Cattaraugus, also offering his appreciation for efforts to provide supportive housing to those with special challenges in their lives.

"I remember the trains pulling in here and the trucks coming in and the trucks coming out," Aiello

said, pleased the site has been brought into a more active use after the warehouse closed. "CDS Housing took on the challenge of converting the former Market Basket warehouse into 46 affordable apartments and I offer my congratulations on the completion of the East State Street Apartments."

Aiello noted the city's Department of Community Development and code enforcement office worked with the developer, as well as the city's planning board.

For more information on the site, visit <https://cdslifealternatives.org/housing/contact>.



Officials tour an apartment in the State Street Apartments project on Thursday following a ribbon cutting ceremony in Olean. *Bob Clark/Cattaraugus County Herald*

MARCH 26, 2025
Albany, NY

Governor Hochul Announces Western New York Winners of Downtown Revitalization Initiative and NY Forward Program

Village of Cattaraugus Receives \$10 Million From Downtown Revitalization Initiative; Villages of Westfield and Angola Receive \$4.5 Million Each From NY Forward

Localities Must Be Certified Under Governor Hochul's Pro-Housing Communities Program To Receive DRI or NY Forward Funding

Governor Kathy Hochul today announced that the Village of Cattaraugus will receive \$10 million in funding as the Western New York winner of the eighth round of the Downtown Revitalization Initiative, and the Villages of Westfield and Angola will each receive \$4.5 million as the Western New York winners of the third round of NY Forward. For Round 8 of the Downtown Revitalization Initiative and Round 3 of the NY Forward Program, each of the state's 10 economic development regions are being awarded \$10 million from each program, to make for a total state commitment of \$200 million in funding and investments to help communities boost their economies by transforming downtowns into vibrant neighborhoods.

"Our state's downtowns unite friends and families, and these investments will only help reshape neighborhoods to become more vibrant destinations for shopping, dining and living," **Governor Hochul said.** "Through our Pro-Housing Communities Program, affordable housing opportunities will open up

in neighborhoods across Western New York and local economies will thrive from these opportunities.”

To receive funding from either the DRI or NY Forward program, localities must be certified under Governor Hochul's Pro-Housing Communities Program — an innovative policy created to recognize and reward municipalities actively working to unlock their housing potential. Governor Hochul's Pro-Housing Communities initiative allocates up to \$650 million each year in discretionary funds for communities that pledge to increase their housing supply; to date, 287 communities across New York have been certified as Pro-Housing Communities. This year, Governor Hochul is proposing an additional \$100 million in funding to cover infrastructure projects necessary to create new housing in Pro-Housing Communities, and a further \$10.5 million for technical assistance to help communities seeking to foster housing growth.

Many of the projects funded through the DRI and NY Forward support Governor Hochul's affordability agenda. The DRI has invested in the creation of more than 4,400 units of housing — 1,823 of which are affordable or workforce housing. The programs committed over \$8.5 million to 11 projects that provide affordable or free child care and child care worker training. DRI and NY Forward have also invested in the creation of public parks, public art (such as murals and sculptures) and art, music and cultural venues that provide free outdoor recreation and entertainment opportunities.

\$10 Million Downtown Revitalization Initiative Award for Cattaraugus

The Village of Cattaraugus is a vibrant community that is protected and tucked away, perched on a steep incline and sheltered by surrounding hills, productive farmlands and mature verdant forests. The original 19th century brick heart of the village, amazingly intact and a designated National Historic District, imbues a sense of history and character. Stores and businesses are locally owned, and the surrounding area abounds with hundreds of creative artists and artisans. The Village seeks to transform its historic red brick Main Street into a communal gathering place where our natural beauty, cultural heritage and small-town character converge to foster economic growth and

enhance quality of life. The Village would become a regional attraction for dining and lodging using its industrial rail heritage to encourage outdoor recreation on its trails that will attract visitors and new residents to stay and enjoy the welcoming nature of the Village.

\$4.5 Million NY Forward Award for Westfield

Westfield is a charming village that graces the southern shore of Lake Erie. This picturesque locale is defined by its stunning waterfront vistas and a wealth of recreational opportunities, inviting residents and visitors to embrace the natural beauty that surrounds them. Visitors and residents enjoy Westfield events like First Fridays, the Arts and Crafts Festival, the weekly Farmer's Market, the Tour Chautauqua Cycling Event, the Grape and Wine Festival, Christmas in the Village, the Hot Toddy Crawl and the Christmas Cookie weekend. Historically, Westfield's economy depended on agriculture and industry. Westfield's vision is to cultivate a vibrant and sustainable community that celebrates its rich history, natural beauty and agricultural heritage while fostering economic growth, creating housing choices and celebrating diverse cultural activities in a safe and welcoming environment.

\$4.5 Million NY Forward Award for Angola

Located within the Town of Evans, the waterfront cottage village of Angola is a tourism destination area that draws thousands of regional, national and international visitors each year. While the Town benefits from its lakefront, the Village possesses entertainment options that are attractive to visitors like festivals, art attractions and more. The Village seeks to capitalize on community strengths and its strategic location near key assets — waterfront, rich history and natural resources — to create a unique and vibrant downtown destination in the rural Southtowns of Erie County. Leveraging the historic Angola Theater as the anchor, the Village will bolster the local economy and quality of life through its quaint historic buildings, creative visual and performing arts, unique retail and special events.

New York Secretary of State Walter T. Mosley said, "Governor Hochul recognizes that when we are investing in our communities, we can positively

impact not just that community, but the entire region. And that's exactly what will happen for these three communities receiving awards from our Downtown Revitalization Initiative and NY Forward program. We can't wait to see how these investments will make Cattaraugus, Westfield, Angola and the entire Western New York region flourish."

Empire State Development President, CEO and Commissioner Hope Knight said, "The three Western New York communities selected to be reinvigorated by the latest round of Governor Hochul's Downtown Revitalization Initiative and NY Forward programs each have unique projects that will boost business, create new housing, improve quality of life for local families, and attract new visitors. We congratulate the Villages of Cattaraugus, Angola, and Westfield for submitting solid plans to improve their downtowns by making smart investments in the existing assets. We are excited to see your blueprints for revitalization become a reality."

New York State Homes and Community Renewal Commissioner RuthAnne Visnauskas said, "Today's \$19 million DRI and NY Forward award represents monumental investment in the villages of Cattaraugus, Westfield and Angola, that will assist these three picturesque communities as they increase housing supply while transforming their downtowns to increase vibrancy and bring modern improvements to historic surroundings. This commitment to Western New York is only the latest example of Governor Hochul's focus on enhancing communities and creating economic opportunities in all of New York's regions."

Western New York Regional Economic Development Council Co-Chairs Steve Stoute and Eric Reich said, "These investments mark a significant step in the revitalization of these vibrant communities. Each village boasts a rich history and cultural heritage, and this funding will help unlock their full potential, while enhancing economic growth, fostering sustainability, and creating welcoming destinations for both residents and visitors. By preserving their distinct character while promoting long-term development, the funding will strengthen local economies and ensure a lasting impact for generations to

come. The council extends its gratitude to Governor Kathy Hochul for her steadfast support through the Downtown Revitalization Initiative and the NY Forward program, and we look forward to witnessing the transformative outcomes of these investments.”

Village of Cattaraugus Mayor Anthony Nagel said, “The Village of Cattaraugus is deeply honored to receive the Downtown Revitalization Initiative grant, a transformative investment in our community’s future. This funding will enable us to revitalize our infrastructure, support local businesses, and enhance the overall quality of life for our residents and visitors. We extend our sincere gratitude to Governor Hochul for recognizing the potential of our village and making this significant investment. With this grant, we are committed to preserving our heritage while fostering a stronger, more vibrant future for generations to come.”

Village of Westfield Mayor Dennis Lutes said, “On behalf of the Village of Westfield, I am deeply honored that we have been selected as recipients of a NY Forward grant. We extend our heartfelt gratitude to Governor Kathy Hochul for her leadership and for establishing the NY Forward program to support small communities like ours. This investment marks a pivotal moment for Westfield, providing us with an incredible opportunity to revitalize our village and build upon the progress we have already made. We are truly grateful to Governor Hochul, Department of State, the Western New York Regional Economic Development Council, Empire State Development, the Westfield Development Corporation, and all the dedicated stakeholders who contributed to making this application a success. Their hard work and commitment to our community are greatly appreciated.”

Village of Angola Mayor Thomas M. Whelan said, “I am deeply grateful for the opportunity to receive the NY Forward grant. This funding will have a transformative impact on our community, enabling us to revitalize key areas and enhance the quality of life for our residents, businesses, and visitors. The NY Forward grant reflects New York State’s steadfast commitment to supporting small communities like ours, fostering growth, and driving

meaningful progress. We are honored to be a recipient of this initiative and eager to put these funds to work for the betterment of our village. I sincerely appreciate Governor Kathy Hochul and her team for their support and belief in our vision. Her dedication to strengthening small communities is truly inspiring, and we look forward to working together to bring our vision to fruition.”

Cattaraugus, Westfield and Angola will now begin the process of developing a Strategic Investment Plan to revitalize their downtowns. A Local Planning Committee made up of municipal representatives, community leaders and other stakeholders will lead the effort, supported by a team of private sector experts and state planners. The Strategic Investment Plan will guide the investment of DRI and NY Forward grant funds in revitalization projects that are poised for implementation, will advance the community’s vision for their downtown and that can leverage and expand upon the state’s investment.

The Western New York Regional Economic Development Council conducted a thorough and competitive review process of proposals submitted from communities throughout the region and considered all criteria before recommending these communities as nominees.

About the Downtown Revitalization Initiative

The [Downtown Revitalization Initiative](#) was created in 2016 to accelerate and expand the revitalization of downtowns and neighborhoods in all ten regions of the state to serve as centers of activity and catalysts for investment. Led by the Department of State with assistance from Empire State Development, Homes and Community Renewal and NYSERDA, the DRI represents an unprecedented and innovative "plan-then-act" strategy that couples strategic planning with immediate implementation and results in compact, walkable downtowns that are a key ingredient to helping New York State rebuild its economy from the effects of the COVID-19 pandemic, as well as to achieving the State’s bold climate goals by promoting the use of public transit and reducing dependence on private vehicles. Through eight rounds, the DRI will

have awarded a total of \$900 million to 89 communities across every region of the State.

About the NY Forward Program

First announced as part of the 2022 Budget, Governor Hochul created the [NY Forward program](#) to build on the momentum created by the DRI. The program works in concert with the DRI to accelerate and expand the revitalization of smaller and rural downtowns throughout the State so that all communities can benefit from the State's revitalization efforts, regardless of size, character, needs and challenges.

NY Forward communities are supported by a professional planning consultant and team of State agency experts led by DOS to develop a Strategic Investment Plan that includes a slate of transformative, complementary and readily implementable projects. NY Forward projects are appropriately scaled to the size of each community; projects may include building renovation and redevelopment, new construction or creation of new or improved public spaces and other projects that enhance specific cultural and historical qualities that define and distinguish the small-town charm that defines these municipalities. Through three rounds, the NY Forward program will have awarded a total of \$300 million to 60 communities across every region of the State.

ALBANY – Goodbye, natural gas. Hello, electricity.

That goal – or fear – is at the root of the debate in the State Capitol over the NY Home Energy Affordable Transition, or NY HEAT Act, a proposed state law under consideration for the third time in four years. The legislative fight involves familiar foes: environmentalists vs. business representatives, upstate interests vs. downstate interests, and liberals vs. conservatives.

But this time, political parties are aligned – at least in Western New York.

In a region where natural gas powers older homes and businesses are susceptible to devastating winters such as Buffalo's Blizzard of 2022, state lawmakers on both sides of the political aisle say the NY HEAT Act goes too far in its lofty expectations. The bill is designed to reach requirements in the state's 2019 Climate Leadership and Community Protection Act, or CLCPA, which mandates that the state reduce greenhouse gas emissions 40% by 2030 and 85% by 2050.

Of the region's 19 legislators contacted by The Buffalo News, not one expressed support for the proposal. Opponents, which include National Fuel Gas Company and the Buffalo Niagara Partnership, call it a hastily developed proposal hatched by "downstate liberals" that is out of touch with reasonable time frames and the capacity of the state's electrical grid. They say it would only increase costs to homeowners, who would need to pay tens of thousands of dollars to upgrade their homes for electrical power. And they expressed deep concerns that it would allow the state to decommission the use of natural gas.

Supporters of the bill, which is sponsored by Assembly Member Jo Anne Simon, D-Brooklyn, and Sen. Liz Krueger, D-Manhattan, say the proposal

would promote cleaner energy and help move the state closer to achieving the mandates in its climate law, while saving costs to consumers. They say the cost of replacing leaky gas pipes and expanding the gas system is in the billions – money they contend would be better served equipping homes with electric stoves and heat pumps.

“We’re not here to serve the gas industry. We’re here to serve New Yorkers,” Simon said at a news conference March 27. She took over sponsorship of the bill after its prior sponsor, now-Sen. Patricia Fahy, D-Albany, was elected to the Senate.

The fate of the NY HEAT Act will ultimately depend on its support – or lack thereof – from the state’s top three leaders: Gov. Kathy Hochul, Assembly Speaker Carl Heastie, D-Bronx, and Senate Majority Leader Andrea Stewart-Cousins, D-Yonkers. The trio have been engrossed in negotiations over the state budget. While the Senate’s one-house budget plan included the NY HEAT Act, neither the Assembly’s budget plan nor Hochul’s \$252 billion executive budget unveiled in January contained it.

Asked where she stood on the bill Thursday, Hochul said: “I’ve not had budget conversations on that.” Asked if it was something she could, in theory, support, Hochul declined to respond.

Asked about the proposal later Thursday, Heastie said the bill was “down the list” of priorities in budget talks.

Every Republican state lawmaker in Western New York strongly opposed it. Senate Minority Leader Robert Ortt, R-North Tonawanda, called it a “direct attack on affordable energy and consumer choice.”

Sen. Sean Ryan, a Democrat who is running for mayor of Buffalo, revealed that representatives of the now-closed Sumitomo Rubber USA plant in

Tonawanda came to Albany several times last year “specifically to talk about the impact of an uncertain energy future.”

A spokesperson for Assembly Majority Leader Crystal Peoples-Stokes said the powerful Buffalo Democrat found the latest version of the bill more appealing than previous proposals, adding: “However, she is still not fully onboard. She wonders if a regional approach wouldn’t be a better way to start it out, as opposed to a statewide approach.”

Lawmakers’ concerns include a provision in the bill that allows the state’s Public Service Commission to develop an affordable energy transition program “requiring implementation of neighborhood gas transition projects for the purpose of decommissioning discrete segments of the utility gas system.” Under the bill, no residential gas customers could have their service discontinued before Jan. 1, 2030. Opponents of the bill view that as a signal that as of that date, the Public Service Commission can discontinue gas service.

Within two years of the law’s effective date, the commission would need to publish a statewide affordable gas transition plan to “guide an orderly, affordable and equitable right-sizing of the utility gas system” in a manner aligning with the CLCPA.

Customers would be need to be given at least two years notice before their gas service was stopped, and then every six months, and be provided financial and technical assistance or federal programs to support electrification.

“The NY HEAT Act does not impose a ban on the use of gas,” the sponsors said in a memo. “Rather, it supports a gradual, long-term and carefully planned transition for existing gas customers to cleaner alternatives, ensuring affordability, reliability and equity throughout the process.”

The bill would end a rule that requires utilities to build a free gas hook-up for any customer who requests one as long as it is within 100 feet of an existing gas line. The bill's sponsors say the free hook-ups increase costs for existing customers and make future transitions to electricity more challenging.

They contend that the bill, while environmentally friendly, is equally effective as a cost containment measure. It asks the Public Service Commission to develop a plan to ensure that all residential customers are protected from bearing an energy burden exceeding 6% of their household income. That would align the proposal with Hochul's overall focus toward solving what she calls an "affordability crisis."

"New Yorkers are facing rising heating bills, spurred by utility investments in increasingly expensive gas pipelines, the costs of which are paid by utility customers as delivery costs on their gas bills," the sponsors' memo stated. "Delivery costs can be two or three times greater than the cost of gas itself. The increasing heating bills contribute to an unaffordable cost of living for too many New Yorkers, leading to high amounts of consumer debt to utilities, increasing numbers of utility service shutoffs, and hardship as families struggle to also afford housing, food, medicine and health-care."

The Rev. Majadi Baruti, climate justice organizer for PUSH Buffalo – which advances racial, economic and environmental justice in the city – noted high costs to replace pipes in the gas system.

"The NY HEAT Act would stop the expansion of this outdated and very literally deadly gas system," he said, highlighting estimates from bill supporters that it could save consumers \$136 a month.

He suggested the reason the NY HEAT Act has not passed is due to heavy lobbying from National Fuel.

In a memo to the Senate, National Fuel had said it opposed the NY HEAT Act, among other reasons, “as a general matter because a core premise of the bill, that the natural gas distribution system must be decommissioned or gas service to consumers discontinued in order to meet the emission reduction goals of the CLCPA, is patently inaccurate.”

The utility company, which operates in Western New York and Western Pennsylvania, argued that use of a “decarbonized natural gas system will be necessary to achieve these reductions in a responsible way that ensures the continued reliability, resilience and affordability of energy in the state.”

National Fuel president and chief executive officer Dave Bauer said in a March 1 opinion column in The Buffalo News: “Downstate liberals are coming for your natural gas.”

The Buffalo Niagara Partnership noted in a memo that the state, at present, has an electric generation capacity of 37 gigawatts, according to the New York Independent System Operator. The partnership said to meet the goals of the CLCPA, the state would need 110 to 130 gigawatts.

“Building this capacity is a lofty, time-consuming pursuit and New York cannot afford to take other energy sources offline until this buildout is complete,” the memo stated. “Decommissioning an affordable, reliable source of energy should not be on the table until – at a minimum – New York can replace the energy load that source of energy provides.”

The NY HEAT Act has previously passed the Senate, but never escaped the Assembly. In June, after last year’s legislative session concluded, a Siena College poll of 805 registered voters found that 58% said the bill should have passed, another 26% said it should not have passed and 16% were unsure or refused to answer. Among upstate residents polled, 60% wanted it passed, 26% did not and 14% were unsure or refused to answer.

NEWSBREAK

BP chairman to step down after oil giant retreats from green energy

By Anna Wise,
4 days ago



The chairman of BP has announced plans to step down from the company (Ian West/PA) PA Wire

The chairman of BP has announced plans to step down from the company after its retreat from green investments following pressure from shareholders.

BP kick-started a search for a new chair after Helge Lund told the board he intends to leave the role "in due course".

The oil and gas business said it is likely to take until 2026 for a new hire to replace Mr Lund who will then step down from the board.

Aviva's chief executive Amanda Blanc, who is a senior independent director on BP's board, will be leading the search.

Mr Lund said it was the right time to find a successor "having fundamentally reset our strategy".

Last month, BP bowed to pressure from shareholders by vowing to accelerate investment in oil and gas while slashing renewable spending by nearly three-quarters.

It is still aiming to hit net-zero carbon emissions by 2050.

The company had come under increasing pressure from some investors over its share price, which has lagged behind rival Shell.

Chief executive Murray Auchincloss said BP had gone “too far, too fast” on green energy, prompting the decision to “reset” the company with an “unwavering focus on growing long-term shareholder value”.

BP had previously been among the most ambitious of the energy majors on its green policies.

Mr Lund, who has been chairman since 2019, played a key part in overseeing the group setting its net zero agenda.

“Having fundamentally reset our strategy, BP’s focus now is on delivering the strategy at pace, improving performance and growing shareholder value,” he said.

“Now is the right time to start the process to find my successor and enable an orderly and seamless handover.”

State releases initial rules for cap-and-invest program

The state Department of Environmental Conservation released draft greenhouse gas reporting rules, a necessary step for the state to limit emissions and sell carbon credits.



Smoke and condensation flow from smokestacks at a power plant in Manhattan. ROBERT NICKELSBURG/GETTY IMAGES

BY REBECCA C. LEWIS
MARCH 27, 2025 02:24 PM ET

NEW YORK STATE
ENERGY & ENVIRONMENT

Gov. Kathy Hochul's administration has finally taken the first step towards establishing the regulations for New York's cap-and-invest program, which is meant to decrease greenhouse gas emissions and raise money for climate resiliency projects. Environmental advocates were heartened to see the introduction of [draft greenhouse gas reporting rules](#) – especially after Hochul seemed to punt the issue during her State of the State address in January – but they are still pushing for the Department of Environmental Conservation to release the two other sets of rules needed to get the program underway.

On Wednesday, the department released long-awaited draft rules for how and when major companies would need to report their greenhouse gas emissions under the proposed cap-and-invest program. While the reporting rules aren't enough to get the program actually up and running, and don't set any standards for the emission caps that companies can hit before they must start buying carbon credits, environmental activists consider the release of the draft reporting rules a meaningful step forward in the process. "This is an important and significant step, and if we can move forward quickly and expeditiously with that full, robust capital investment program, then this lays a strong foundation," said Justin Balick, states vice president at Evergreen Action.

The state's proposed cap-and-invest program is a key initiative for the state to meet the climate goals laid out in the Climate Leadership and Community Protection Act. Once the state finalizes regulations, it will enact limits on the amount of greenhouse gas emissions that major companies and other big polluters can release. If companies exceed those limits, they will need to purchase carbon credits, and money from the sale of those credits would go towards climate resiliency and environmental projects. The goal is to gradually reduce the number of available credits each year to bring down total greenhouse gas emissions. Other states have enacted "cap-and-trade" systems that permit companies to trade carbon credits among themselves, but it's currently unclear whether New York will allow that.

The new draft reporting rules from the Department of Environmental Conservation would require companies to begin keeping track of their emissions in 2026, with the first reporting deadline coming in June 2027 for the previous year. "This data is critical to inform the State's sustained efforts to protect our environment and improve the health and quality of life of all New Yorkers, and DEC is prepared to fill the data gaps left behind by proposed federal rollbacks," Acting Commissioner Amanda Lefton said in a statement. She was referring to the federal government's recent cuts to various climate and green energy initiatives and rollbacks to environmental reporting requirements.

The draft rules lay out which companies would be required to report emissions under the program. Those include facilities that produce at least 10,000 metric tons of carbon dioxide equivalent, such as landfills and natural gas compression stations, suppliers of natural gas in the state, waste haulers and electric power plants.

Hochul concerned advocates at the start of the year when she indicated an apparent delay on releasing draft rules despite expectations that they would be part of the State of the State or executive budget. In her [agenda book for the year](#), Hochul said that the DEC would “take steps forward” to advance rules “over the coming months.” [It was a change](#) from the original wording that her office released early to reporters that said the DEC would enact reporting rules “by the end of this year.” The wording was seen by many as a delay, an interpretation that Lefton disputed while testifying before lawmakers in a budget hearing.

The governor nominated Lefton to lead the Department of Environmental Conservation last month, and she took over as acting commissioner shortly after. Advocates welcomed the pick, especially since she had said that advancing the cap-and-invest program would be a major priority for her.

Now, activists are hoping that momentum will continue so that the rest of the draft regulations can come out soon. “To hold polluters accountable, create jobs, clean our air, and deliver investments in transportation and other needed infrastructure, we need the Administration to advance the next two rules required for implementing New York’s cap-and-invest program,” the New Yorkers for Clean Air coalition said in a statement.

The public will have the opportunity to comment on the draft reporting rules between April 2 and July 1, and advocates plan to actively engage during the open comment period.

No, the U.S. Industrial Base Is Not Collapsing

Our manufacturing output, even adjusted for inflation, is near all-time highs.

VERONIQUE DE RUGY | 3.27.2025 4:30 PM



The General Motors Factory ZERO in Detroit (Dominick Sokotoff/ZUMAPRESS/Newscom)

If you believe the political rhetoric, you probably think America's industrial base has been hollowed out, gutted, or "shipped overseas." Across the ideological spectrum, people say U.S. manufacturing is in decline. They argue mostly about who's to blame and how many tariffs we need to fix the problem.

This widely told tale is wrong.

For one thing, for all the talk of job losses and economic decline, it's worth remembering that the unemployment rate is a very low 4.1 percent, and real wages (those adjusted for inflation) have been growing. If anything, manufacturing is suffering a labor shortage,

with more than 600,000 open jobs in the sector.

It's also worth noting that U.S. manufacturing output, even adjusted for inflation, is near all-time highs. While about 5 percent below its December 2007 peak, it's up 177 percent compared with 1975, the year America last ran an annual trade surplus. Industrial production—manufacturing, mining, and utilities combined—is higher than ever. That's hardly a collapse.

A principal source of confusion is the difference between jobs and output. Yes, the number of workers in manufacturing has declined dramatically—from around 19 million in 1980 to about 13 million today. But that didn't happen because America stopped making things. It happened because we got incredibly good at making things.

Productivity in manufacturing has surged thanks to automation, technology, and global supply chains. Just as we now produce more food than ever with just over 1 percent of Americans working in agriculture (down from around 75 percent in 1800), we produce more manufactured goods with far fewer workers. That's not economic decline; it's progress.

Also fueling the perception of decline are regional factors. Shuttered factories in Detroit or Youngstown, Ohio, bring concentrated pain and struggle for affected workers. No one denies this. But manufacturing didn't disappear; it relocated and upgraded.

That makes conversations about its so-called demise counterproductive. The conversation should be about how we can best help these communities, including empowering them to benefit from changes that have been more helpful than harmful for the country as a whole.

High-tech manufacturing has boomed in other parts of America, creating jobs in aerospace, semiconductors, pharmaceuticals, and advanced machinery and services. These jobs command much higher wages than manufacturing jobs used to. Output of computer and electronics products has grown 1,200 percent since 1994. Motor vehicle output is up well over 60 percent. America and its workers excel in these industries, where we have significant comparative advantages.

The biggest job and output losses were in sectors like apparel, textiles, and furniture. Apparel and leather goods output, for example, have fallen more than 60 percent since 2007. Should we do something about this?

If we could reverse these trends, it would mean pushing relatively prosperous manufacturing workers back into lower-paying jobs making clothing and shoes. If we could generate a manufacturing boom, we still wouldn't turn back into a nation of factory workers, because the way to manufacturing competitiveness is through automation.

Then there's the reality that young people would rather work in the service industry. That leads us to another myth: that a service-heavy economy is somehow weak or unproductive. In truth, services now make up about 79 percent of U.S. gross domestic product. That's what rich economies look like. As we grow wealthier, our demand for services such

as health care, education, and entertainment rises relative to demand for manufactured goods.

It's a consequence of rising prosperity, which also spurs innovation and helps explain why manufacturing gets more efficient. As service-sector jobs become more attractive, manufacturers must raise wages or invest in labor-saving technology to compete for workers. If Americans today were willing to work for 1950s wages in 1950s factories, we'd have less automation. We'd also be much poorer.

Finally, some argue we must protect domestic industries like steel or semiconductors for national security reasons. Even famed economist Adam Smith, who laid out the case for free trade, carved out an exception for defense. But the notion that defense protectionism creates all that many jobs is another myth. They will be offset by job losses in other U.S. industries.

"America doesn't make anything anymore" is a powerful talking point, but it's false. We make plenty, including some of the most complex, high-valued goods in the world, from aircraft to pharmaceuticals to advanced electronics. Our workers don't make many T-shirts or toasters; other countries can do it more cheaply. And the more successfully we produce and export advanced machinery, the more foreign goods we can afford to import.

America's industrial base is not collapsing. It's evolving—becoming more productive, more specialized, and more capital-intensive. Protectionism won't bring back the past or revive old jobs. It will just make the future more expensive and shift workers into lower-paying jobs.

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New York's EV mandate sparks concern among highway workers, lawmakers

Natalie Kucko

ROCHESTER, N.Y. (WROC) – New York State's electric vehicle mandate is set to go into effect in 2035.

Those who maintain our local roads say they are concerned about the feasibility of making the switch, as the clock continues to tick toward the deadline.

"As long as it stays a mandate, it's a self-fulfilling failure that's going to occur," said Assemblymember Josh Jensen, who serves for the 134th District in the NYS Assembly.

"Beginning with 2026 models, which come out in September of this year, New York State is requiring that dealers sell 35 percent of zero-emission vehicles. Is the cost worth the benefit? And what exactly are we getting for these costs? What is the emission reduction overall going to be?" said Senator Pam Helming, who represents the 54th District in NYS.

James Fletcher serves as highway superintendent for the town of Canandaigua. In rural areas, he says crews are finding more challenges that go well beyond cost.

"Currently, we have no ability to charge any vehicle at any rural highway facility. It's different for the cities because they don't have to travel as far for their everyday needs. Financially, we're stressed. Due to not only cost, but we will have to devise something with our equipment outside because insurance companies don't want them inside due to the fact that they can burn up when a battery fails," said Fletcher.

Fletcher adds that with challenges brought on by snowier winters, it's a matter of working to keep up with various demands.

“One of the things they’re worried about is as we see more EVs on the road, especially heavy-duty ones, is that our roads and infrastructure are not built to support the weight of these vehicles,” said Assemblymember Jensen, “You’re going to see critical infrastructure break down faster than they would otherwise.”

Lawmakers push for wine to be sold in NY grocery stores, local liquor store owners react

Meanwhile, earlier this month, hundreds of highway workers from areas across New York State went to Albany to make their voices heard on CHIPS Act funding, which is used to help maintain and treat local roads and bridges.

Fletcher says he is not confident towns will get the minimum amount they are asking for to meet based needs, which is at least \$250 million worth.

The state budget is due April 1.

Clean energy group admits going green may mean chaos for New York's power grid as industry scrambles to meet new goals : report

A bombshell report from a clean energy group admitted that shifting to solar and wind may mean chaos for New York's power grid as the state's green energy law creates hurdles for cost and reliability.

The report from the New York Affordable Clean Power Alliance, which represents solar and wind energy firms, noted that the state's timetable to phase out energy generated by fossil fuel is unrealistic — and even dangerous.

"The New York City area is forecasted to experience a generation shortfall starting in 2033, driven by an increase in peak demand and the planned retirement of existing dispatchable generation," the report said.

"New York faces hurdles in maintaining reliability due to ambitious renewables targets, the projected retirement of much of its flexible fossil generation fleet, growing load, and extreme weather," the report said.

The "intermittent nature" of wind and solar could create "challenges," the report said.

[Dems scapegoat Schumer, Oct. 7 broke civilization and other commentary](#)

"Unlike fossil fuel plants, which provide dispatchable generation around the clock, renewables depend on weather conditions, making real-time supply and demand balancing more complex," the report said.

New York's Climate Leadership and Community Protection Act of 2019 [approved by then-Gov. Andrew Cuomo and the legislature](#) requires the

state and its energy producers and consumers to move away from fossil fuels by slashing gas emissions by 40% by 2030 with the goal of achieving 100% zero-carbon-emission electricity by 2040.

The report cited a host of problems that has slowed down progress for ramping up renewables – including inflation-fueled supply chain issues; material and labors that have driven up costs; and delayed construction timelines for renewable wind and solar infrastructure.



The report claimed that New York's plan to phase out fossil fuel energy is unrealistic. don – stock.adobe.com

Moreover, higher interest rates have increased borrowing costs for developers, slowing investment in new projects, the report said.

"These cost pressures affect all types of developers and would also drive up utilities' costs if they were permitted to build large scale renewables," the report said.

Utility giant Con Edison recently [proposed double-digit rate hikes for gas and energy bills](#), blaming the hikes partially on the cost of complying with green mandates.

[Dems push to pump brakes on Gov. Kathy Hochul's 'nearly impossible' electric truck rule](#)

Skyrocketing costs to connect solar and wind power to the electric grid has also been a problem. These interconnection costs have doubled across all renewable projects from 2017 to 2023, the report said.

“One major constraint to renewable development in New York is the transmission bottleneck between the renewable-rich upstate regions and densely settled load centers downstate,” the authors with FTI Consulting said. “Inadequate transmission restricts the flow of electricity between regions and hinders renewable deployment by increasing development costs.

“The result of these challenges is that many private developers in New York have been forced to withdraw projects when they received unexpectedly high final cost estimates that made the projects unviable. .

Community opposition has also slowed down, altered or killed solar and wind projects, the report noted.

For example, the Lighthouse Wind project — which sought to harness the wind from Lake Ontario with 200 megawatts of turbines — faced community opposition to its large wind plant. After eight years of opposition, the project was cancelled.

The Hecate Energy Solar project in Copake, New York, was designed with a capacity of 60 Megawatts and a footprint of 500 acres but complaints forced the developer to reduce the footprint by more than half to 215 acres.

Meanwhile the Union Energy Center lithium-battery farm was proposed in Mahopac, a hamlet in Putnam County. The project, which would occupy nearly 100 acres and account for 116 megawatts of energy storage, was mothballed for six months following community opposition.

Members of the Affordable Clean Power Alliance include the Alliance for Clean Energy, Advanced Energy United, Independent Power Producers of NY, Battery and Energy Storage Technology Consortium, and the NY Solar Energies Industries Association.

The report includes a disclaimer saying, “The analysis and findings expressed herein are those of the author(s) and not necessarily the views of New York’s Affordable Clean Power Alliance and its individual members.”

Asked about the findings, a rep for Gov. Kathy Hochul said she will push the clean energy agenda, but not at the expense of reliability for customers.

“The governor has led by example in New York’s ongoing transition to a clean energy economy: we have one of the cleanest grids in the nation—with 50% zero-emission electricity—and are a gold standard in reliability,” said Hochul spokesman Paul DeMichele.

But he also added, “The governor recognizes that we can only continue to serve as that good example if the lights stay on and costs are low—and she will use every tool at her disposal to ensure that happens.”

Hochul is feeling the heat.

New York Democrats have joined Republicans in urging the governor to pump the brakes on the timeline forcing New Yorkers to [switch from gas-powered cars to emission-free electric autos](#).

And Hochul and the legislature also faced backlash for [banning gas stoves](#) in most new housing developments.

Ari Brown: Battery energy storage systems are a growing threat

Posted March 28, 2025



By Ari Brown

New York state is on the verge of making a critical mistake — one that could jeopardize the safety of our communities while stripping local governments of their rightful authority to protect their residents.

Senate Bill S5506 proposes to transfer the approval and siting of battery energy storage systems to the hands of an unelected state agency, the Office of Renewable Energy Siting, overriding local moratoriums and zoning laws enacted for public safety. This is an unacceptable overreach, and I strongly oppose it.

Battery storage systems, particularly large-scale lithium-ion facilities, pose serious risks. They have a well-documented history of catastrophic fires that firefighters have no reliable means to extinguish. In many cases, the only option is to let these fires burn out, releasing toxic fumes and heavy metals into the air, soil and water.

We've seen the consequences firsthand. In California, the Vista and Otay Mesa battery storage facility fires resulted in significant environmental damage and community evacuations. Here in New York, Lyme, the Hamptons and Warwick have experienced similar fires. These incidents leave communities grappling with health hazards, environmental destruction and unanswered questions about the long-term risks.

Municipalities such as Mahopac, Duaneburg and Amsterdam have wisely enacted bans or moratoriums on BESS installations, and others are considering similar measures. Residents who have conducted independent research understand the risks and are unwilling to wait for a disaster to confirm their fears. Even industry representatives, when pressed, admit they wouldn't live near one of these facilities — admissions that speak volumes.

Supporters of these projects argue that battery storage is essential for renewable energy. But let's be clear: BESS facilities do not generate energy — they only store it. Worse, they require constant power to maintain cooling systems. When those systems fail, the results can be deadly. Many of these facilities even require backup diesel generators, completely undermining New York's so-called green energy goals.

This isn't about opposing renewable energy — it's about ensuring public safety. No one can guarantee that these fires won't happen again. And if they do, no one has a proven method to contain them. "Let it burn" is not a fire-suppression strategy.

Gov. Kathy Hochul's Fire Interagency Working Group is still trying to develop recommendations on how to handle these fires, which proves one thing: The state is not prepared. If emergency response teams don't yet know how to handle BESS fires, why are we rushing to install these facilities near homes and schools?

Furthermore, the financial burden of these projects remains largely unknown. The cost of a single proposed BESS in the Town of Hempstead is estimated at \$14 million, with upgrades required every 10 to 15 years. Who will ultimately foot the bill? The answer is simple: New York's already overburdened taxpayers.

New evidence suggests deep conflicts of interest in the BESS industry. Paul Rogers, a former FDNY lieutenant and a proponent of BESS, is a founder of Energy Safety Response Group, which has contracts with several battery-storage companies on Long Island and across the nation. Rogers has attended community meetings, and assured residents that "nothing's going to happen" — an assertion proven false time and again.

New York State Energy Research and Development Authority President Doreen Harris recently voted to ban BESS in her hometown of Duaneburg, citing public-health risks. Yet her agency pushes for these facilities to be forced on other communities. This level of hypocrisy is staggering, and unacceptable.

New York is a home-rule state, and it must remain that way. No one knows our communities better than the local officials elected to represent them. Removing their authority in favor of an unelected state agency is an affront to the people of New York.

We must learn from California's failures, not repeat them. The risks posed by these battery storage facilities far outweigh any speculative benefits. I urge my colleagues in the Legislature to reject Senate Bill S5506 and allow local governments to continue protecting their communities.

There is no "greater good" when the cost is putting New Yorkers in harm's way. We must take a stand. Urge Governor Hochul to stop the mandates, the Climate Leadership and Community Protection Act, and the Renewable Action Through Project Interconnection and Deployment, or RAPID, Act. The health and safety of our communities must take priority over Albany's green energy agenda.

Ari Brown represents the 20th Assembly District.

The suit was filed by the Chautauqua Lake Property Owners Association and the Town of Ellery, which is located on the lake's shores. (Spectrum News 1)

COMMUNITY NEWS

New York State Department of Environmental Conservation sued over new wetland regulations

BY SPECTRUM NEWS STAFF NEW YORK STATE
PUBLISHED 10:54 AM ET APR. 19, 2025

The State Department of Environmental Conservation is facing a lawsuit over its newly expanded wetland protection regulations that [went into effect](#) at the beginning of the year.

The suit was filed by the Chautauqua Lake Property Owners Association and the Town of Ellery, which is located on the lake's shores.

At issue are new regulations that redefine freshwater wetlands and their importance to the state's natural environment.

The suit alleges the new authority over them goes too far and violates property owners' rights.

One specific issue the suit addresses is the provision requiring area property owners to request a permit for a project and then wait up to 90 days for an answer.

It also alleges the new changes are unconstitutional and seeks to have them reversed.

DEC officials said they do not comment on potential litigation.

NEWSBREAK

Opportunity and unease as dairy farmers expand to supply fairlife, other new business

By Brian Sharp,
3 days ago



A large flock of bird circle overhead of John Mueller in one of the barns on his dairy farm in Bloomfield, Ontario County. This is one of three sister farms that, all told, has a herd of 6,000 cows. Mueller has plans to build another barn and expand the size of the herd and in the next couple of years. (Max Schulte / WXXI News)

Dairy farmers across Upstate New York are investing millions — building barns, adding cows, installing new, sometimes high-tech systems to increase efficiency.

All of this is in anticipation of what's to come.

"On one hand, we have lots of optimism with the fairlife plant opening up, [Great Lakes Cheese](#) , [Cayuga Milk](#) , [Blue Bunny ice cream](#) ," said John Mueller with Willow Bend Farms in Ontario County, listing off all new and expanded dairy plants in the area.

"Lots of expansion. Lots of growth. Very exciting."

And Willow Bend and its two sister farms are well-positioned for this moment.

Over the past decade, the farm has doubled the size of its herd to 6,000 cows. They're drawing up plans for a new \$5 million cowshed and after that gets built, Mueller hopes to add another 800 cows.



The rotary milking parlor at Bonna Terra Farms — one of three sister farms under the flagship Willow Bend Farm in Ontario County — can milk up to 80 cows at a time. Bonna Terra has 2,900 of the operation's 6,000 dairy cows. Cows are milked three times a day. (Max Schulte / WXXI News)

But there is uncertainty. These are big investments, made with the expectation of a return. An immigration crackdown, on-and-off tariffs and an escalating trade war with China are eroding that confidence, threatening both the workforce and the markets.

"This is anxious times, right?" Mueller said.

And New York has a considerable stake in how all this turns out.

It's the fifth-largest milk-producing state in the country, and the leading producer in the northeast. With 3,000 farms statewide, concentrated in the Finger Lakes and Western New York, dairy represents the largest agricultural sector in the Empire State.

"You don't know, right?" Mueller said of what lies ahead. "Right now, it just makes everybody nervous. ... We're worried. Our staff is worried. It's a worrisome environment."

'Our farmers are feeling this'

The U.S. sends 16% of all the milk it produces to other countries. If those markets tighten, then the milk product backs up, and prices fall.

"Mexico is our number one customer for dairy products for the United States by quite a bit," Mueller said, noting that Canada is second. "And if they stop buying our cheese or butter or yogurts or whatever, then — oof — we're in trouble"

Dairy has been spared in Trump's tariff tit-for-tats with Mexico and Canada, so far. Not so with China, which ranks third among the largest buyers of U.S. dairy exports.

China has responded with stiff retaliatory tariffs, as it did in 2018, when a trade war erupted during Trump's first term. Back then, U.S. [dairy exports to China fell by 43%](#) .

"Tariffs hurt us horrifically during the first Trump administration," said Natasha Stein Southerland, a third-generation dairy farmer in Genesee County.



Natasha Stein Southerland on the third-generation, family-run dairy farm in LeRoy, Genesee County, that she helps operate. (Max Schulte / WXXI News)

At the time, the Trump administration blamed China for “unjustified retaliation,” and ended up paying billions of dollars to farmers to offset the damage. There already is talk of similar offsets this time around, as milk futures prices are trending downward.

It’s the kind of interruption and uncertainty that farmers can ill afford at the moment.

“Our farmers are feeling this directly right now,” said Christopher Wolf, a professor of agricultural economics at Cornell University who has been watching President Donald Trump vacillate on tariffs.

“Every time he makes an announcement,” Wolf said, “the market goes in the other direction.”

Before all this the U.S. dairy market was going steadily up, domestically and globally, with [\\$8 billion in new processing facilities and expansions expected to come online by 2026](#) . The growth is driven by specialty products and consumer demand for high-protein diets. Domestic consumption is reportedly at its highest level in more than 60 years.



Dairy cows eat up to 120 pounds of feed a day. For dairy farms to expand they also need to grow more crops to help sustain the herd. These are some of the 2,900 cows on Bonna Terra Farms in Bloomfield, Ontario County. (Max Schulte / WXXI News)

The biggest of the local projects is a \$650 million fairlife milk processing plant nearing completion in Webster.

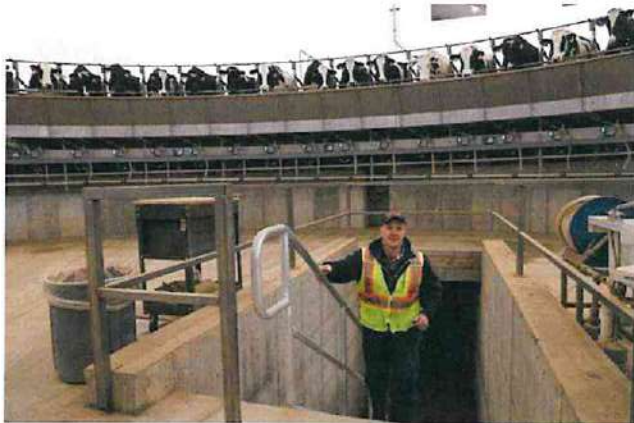
Once fully operational, the fairlife plant will take in 5 million pounds of raw milk daily – enough to consume all the milk currently being produced by 60 – if not more – of the largest dairy farms in Western New York, by some estimates.

Stein Southerland and Mueller both hope to be one of them. Fairlife would provide stability.

Willow Bend is one of the larger dairy farm operations in the region, producing 250,000 lbs of raw milk a day.

What fairlife signals, along with the other plant expansions, is there is room to grow.

“All this expansion created, obviously, a lot of optimism in an industry, and confidence going forward that there'll be milk markets,” Mueller said. “You see lots of dirt moved and barns being built, and cattle prices are quite high because there's quite a demand for cows to fill these barns.”



The rotary milking parlor at Bonna Terra Farm can milk up to 70 cows at a time. John Mueller on his dairy farm in Bloomfield where over 2000 cows are milked 3 times a day. The farm is run as a 24 hour operation and Mueller has plans to expand the size of the herd and production capacity this year. (Max Schulte / WXXI News)

Built into all this already is a degree of trepidation, as Mueller explained: “If I know my history right, the New York dairyman will probably overshoot it, and we'll have too much milk, and then the price will go down, and then there'll be a contraction, and that's just how it works.”

But it's hard to grow if you can't find the workers.

'A lot of fear, a lot of rumors'

The dairy industry has struggled for decades to find workers and relies heavily on migrants, who represent roughly half of its workforce. Many of these folks have been here for decades, but that doesn't mean their paperwork is in order.

The Trump administration's ramp up in detaining and deporting immigrants is something Richard Stup has heard about as an agricultural workforce specialist with Cornell Cooperative Extension.

"A lot of fear, a lot of rumors. A lot of you know, wild, wild, somewhat speculation, but speculation that is rooted in reality," he said.

That was before U.S. Immigration and Customs Enforcement announced late last month that it had begun "enhanced, targeted operations in parts of New York." One of the more high-profile detentions involved a mother and her three children, taken into custody at a dairy farm in Sackets Harbor, Jefferson County.

[While the family has since been released](#), officials say these actions feed a level of uncertainty and fear across already vulnerable communities.

"It makes them certainly more likely to leave, move to a different situation, or go back to a home country, or something like that, which certainly is going to have a big impact on them and their families," Stup said.

"But it can also have a big impact on the farms," he added, "and other businesses where they work."

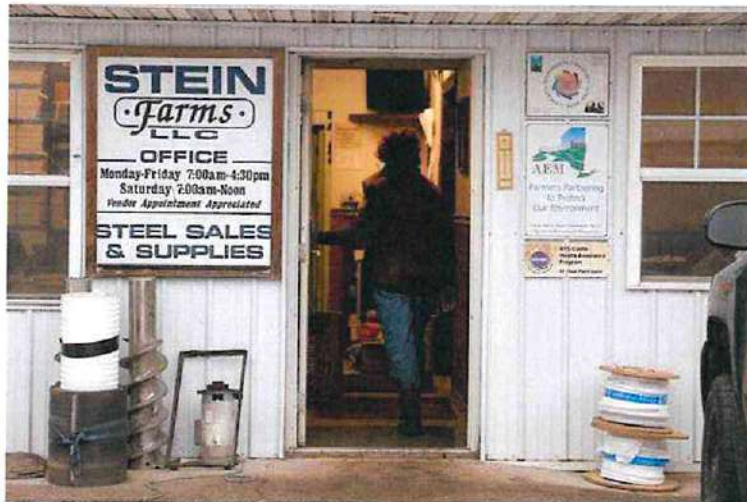
'Everyone's scaling up'

Outside of LeRoy, the mile-long strip of Gully Road that runs past Stein Farm also cuts alongside barren fields awaiting crops and empty cowsheds.

"There were three farms on this road growing up," Stein Southerland said.

And now?

"We're the last one that's dairy," she said. "There is a point where scale and efficiency truly do take over."



Natasha Stein Southerland walks through the door of the office building on Stein Farms, a third-generation family business northeast of LeRoy in Genesee County. (Max Schulte / WXXI News)

The farm has tripled in size over the past decade, to 1,800 dairy cows. And the family is preparing to start work soon on a \$3 million rotary milking parlor that will double capacity there as well.

"We will be moving dirt this spring," Stein Southerland said, adding: "The change in dairy in New York State is really rapidly happening. Everyone's scaling up."

For many, that also includes the use of automation and robotics as well as artificial intelligence.

"There's so much tech in this world right now revolving around dairy," Stein Southerland said.

From an app on her mobile phone, she can track how many steps each of her cows take in a day, monitor their internal body temperature, and see how often each takes a drink.

"My cows have a Fitbit that they travel with everywhere every single day," she said, "and instead of being on their wrist, they actually swallow it, and it rides around one of their stomach chambers."



A curious cow at Stein Farms in LeRoy, Genesee County, checks in on staffers in the milking parlor after her turn to milk was finished. The old milking parlor is being replaced with rotary parlor. (Max Schulte / WXXI News)

Farmers collect a lot of data. And recent years have seen major advancements using AI and other technologies to compile, analyze and distill that data in ways that can dramatically improve productivity, as well as overall herd health.

Stein Southerland uses the readouts to assess health and milk production, if a cow is ovulating or about to give birth.

And to detect infections before they spread.

"If I only have to pull out and examine two cows instead of six cows," said Stup, the Cornell agricultural workforce specialist, "that's a significant labor savings right there."

Farming, Stein Southerland said, "is going through a bit of a revolution at the moment, and it's a technological revolution, and you're either going to find a way to stay small and niche and really specialized, or you're going to make a large batch product on a large scale."

It's an anxious time, as Mueller said. With Fairlife, [Great Lakes Cheese](#), [Cayuga Milk](#), and [Blue Bunny ice cream](#) giving reason to scale up. But the directives coming out of Washington beg caution.

"I'm nervous about today," Mueller said, picking up where he left off, and taking an extended pause. "I'm nervous for our industry. I'm nervous for our country."

Rural counties ask Gov. Hochul to 'slow down' on renewable energy projects

by Matthew Benninger
Tue, April 22nd 2025 at 11:07 AM



An existing windmill in the Town of Fenner, Madison County, N.Y. (Jan. 27, 2025) (PHOTO BY CNY CENTRAL)

FENNER, N.Y. — Madison County officials are seeking public comment regarding a proposed renewable energy project championed by New York State.

The New York State Association of Counties sent a letter to Governor Kathy Hochul asking that her administration "slow down" on mandates that would pave the way for solar and wind farms across the state. The letter stated concerns over green energy-reliability, environmental impact and how they will affect the economy. Instead, the letter cites nuclear energy as a better alternative.

Namely, officials are concerned with Liberty Renewal's [Hoffman Falls Wind Project](#), which is set to erect 24 643-feet high windmills across the Towns of Fenner, Nelson Eaton and Smithfield. Windmills already exist in the area, but Madison County officials noted that the proposed turbines would be taller.

Local municipalities are held to the Renewable Action Through Interconnection & Deployment, or RAPID, Act. The law, which was announced in January 2024, seeks to accelerate the state's transition to cleaner energy by streamlining environmental review and the permitting of renewable energy facilities under the Office of Renewable Energy Siting, or ORES. ORES would have total authority over green-based initiatives and may operate without approval from local governments.

Liberty Renewals has said that the windmill project is expected to provide around \$63 million in local investments to the area.

26 New York State county leaders, including Madison County Board of Supervisors Chairman Jim Cunningham, have signed the letter to Governor Hochul.

The public hearing for the Hoffman Falls Wind Project will be held at SUNY Morrisville on April 23 at 6 p.m. Public comments can be sent to the New York State Department of Public at this link. Comments are due by April 25.

NYSAC's letter to Governor Hochul is posted below:



MADISON COUNTY BOARD OF SUPERVISORS

JAMES J. CUNNINGHAM

Chairman

MARK SCIMONE

County Administrator

EMILY C. BURNS

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138 N. Court St., PO Box 635

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For Immediate Release

April 22, 2025

Contact: Samantha Field (315) 366-2822

Samantha.field@madisoncounty.ny.gov

Madison County Teams Up With 25 Other Counties Expressing Concerns Over New York State's Renewable Energy Policies

Wampsville, NY – Madison County Board Chairman James J. Cunningham recently penned a letter that was signed by 25 other County Chairpersons across New York State. The letter sent by the New York State Association of Counties (NYSAC) to Governor Kathy Hochul, expresses concerns regarding the current energy policies that New York State has adopted. The letter was also submitted as public comment for the Hoffman Falls Wind Project that is proposed for Madison County.

The letter acknowledges the need for and importance of reducing our carbon footprint, however they ask for Governor Kathy Hochul to slow down. County leaders are concerned about the reliability, environmental impact, and economic implications of the proposed solar and wind farms across the state, as well as zero carbon mandates that will be taking effect over the next few years.

Siting research by Cornell University Professor C. Lindsay Anderson, Ph. D., the letter urges New York to not rely solely on solar and wind energy. Doing so is not reliable and will cause financial strain for businesses, municipalities, and residents. In the letter the urge is for the Governor to also consider other options for energy, such as nuclear.

The public hearing for the Hoffman Falls Wind Project that will be in the Towns of Fenner, Nelson, Eaton and Smithfield is April 23. Residents are encouraged to attend the public hearing at SUNY Morrisville at 6:00PM to find out more information, [public comment](#) on this project is due by April 25. The Hoffman Falls Wind Project will build 24 643-foot high turbines in the four towns. The project targets to produce up to 100MW of renewable energy to power approximately 17,968 homes. These wind turbines are much taller than the ones that were built 20 years ago in Madison County. The project will place these turbines on good farmland and cut down several acres of trees to do so.

The letter concludes by stating that, "we appreciate your commitment to spearheading initiatives that prioritize sustainability, but we ask that you also consider broader implications for ratepayers and the need for a balanced energy approach that fosters both economic stability and environmental stewardship".

As of the date of this press release, the 26 Counties on this letter have not received a response from Governor Hochul.



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Wampsville, NY 13163

Phone: 315/366-2201

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Dear Governor Hochul:

Thank you for taking the time to read this letter. We, the undersigned County Board Chairs of New York State, write to you to express our concerns regarding the current energy policies that prioritize certain renewable sources such as solar and wind over other alternatives. While we support the transition to cleaner energy and acknowledge the importance of reducing our carbon footprint, we are increasingly worried about the reliability, environmental impact, and economic implications of these sources.

As we all know, solar and wind energy depend heavily on weather conditions and specific geographical factors, which can lead to significant fluctuations in energy production. For the past decade Cornell University Professor C. Lindsay Anderson, Ph.D. has researched New York's power sources and transmission grid. In conclusion, her research shows that integrating a high percent of variable renewable energy sources into our grid will result in increased costs for New York State ratepayers and fall short of current estimates of producing sufficient power, resulting in dangerous blackouts during warm and cold weather events. These costs stem not only from the need for supplemental energy sources during periods of low generation, but also from necessary grid upgrades to facilitate the integration of intermittent power generation.

Given the financial strain these developments could place on our communities, we urge your administration to reconsider relying solely on solar and wind as primary energy sources without a more balanced approach that includes reliable options. Prioritizing intermittent sources like solar and wind will drive up energy costs, already at a tipping point, forcing businesses to move to states with more stable, affordable energy. New York must maintain its competitive edge, especially as Germany and Italy, after failing with solar and wind, are turning to France's model of reliable, cost-effective nuclear power. We urge you to support nuclear energy—both existing and advanced—to ensure a reliable and prosperous future. With rising electrical demand from data centers, electric vehicles, and electrification efforts, New York will need more capacity and greater reliability.

We also urge you to slow down the RAPID Act and the Office of Renewable Energy Siting's permitting process. New York State's costs for energy are already much higher than states to which our **residents** and **businesses** are moving. A more measured approach will provide the necessary time to address new technologies that are more reliable and cost-effective energy sources for the future of New York.


In addition to the unreliability of these technologies and rising costs, New York's agricultural lands are at risk. The expansion of solar fields and wind farms onto valuable farmland has lasting environmental and economic consequences. As non-agricultural development encroaches on

ultimately raise utility rates for consumers. To preserve the economic viability and integrity of our farmland and communities, each town must have the authority to negotiate directly with renewable energy companies seeking to build on our land.

We appreciate your commitment to spearheading initiatives that prioritize sustainability, but we ask that you also consider the broader implications for ratepayers and the need for a balanced energy approach that fosters both economic stability and environmental stewardship to maintain our valuable farmlands. On February 15, 2024, you stated that "Energy affordability continues to be a top priority in my clean energy agenda." The rush to site new wind and solar energy facilities not only works against that commitment, but will have permanent negative consequences for all of our communities.

Thank you for your attention to this critical matter. We look forward to your response and hope we can work together to create an energy framework that supports both environmental goals and economic growth in New York.

Sincerely,



Hon. Jim Cunningham

Chair, Madison County Board of Supervisors

Hon. W. Brooke Harris

Chair, Allegany County Legislature

Hon. M. Andrew Burr

Chair, Cattaraugus County Legislature

Hon. Jonathan Anna

Chair, Cayuga County Legislature

Hon. Mark Margeson

Chair, Chemung County Legislature

Hon. Mark Henry

Chair, Clinton County Legislature

Hon. William G. Truitt

Chair, Dutchess County Legislature

Hon. Shaun Gilliland

Chair, Essex County Board of Supervisors

Hon. Edward Lockwood

Chair, Franklin County Legislature

Hon. Rochelle M. Stein

Chair, Genesee County Legislature

Hon. Patrick S. Linger

Chair, Greene County Legislature

Hon. William W. Johnson

Chair, Jefferson County Legislature

Hon. Larry Dolhof

Chair, Lewis County Legislature

Hon. Rebecca Wydysh

Chair, Niagara County Legislature

Hon. Jared J. Simpson

Chair, Ontario County Board of Supervisors

Hon. Lynne M. Johnson

Chair, Orleans County Legislature

Hon. James S. Weatherup

Chair, Oswego County Legislature

Hon. Edwin J. Frazier, Jr.

Chair, Otsego County Board of
Representatives

Hon. Dave Forsythe

Chair, St. Lawrence County Legislature

Hon. Phil Barrett

Chair, Saratoga County Board of Supervisors

Hon. Carl H. Blowers

Chair, Schuyler County Legislature

Hon. Michael Enslow

Chair, Seneca County Board of Supervisors

Hon. Martha Sauerbrey

Chair, Tioga County Legislature

Hon. Kevin Geraghty

Chair, Warren County Board of Supervisors

Hon. Robert A. Henke

Chair, Washington County Board of
Supervisors

Hon. Leslie Church

Chair, Yates County Legislature