

**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 7<sup>th</sup> 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 Statute.

**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 2<sup>nd</sup> Modification Fee
- \$11.18 - Electric rebate
- \$ 5,484.38 – Olean Union Sales 1<sup>st</sup> 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 Schecter, 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.**