

County of Cattaraugus  
Industrial Development Agency

**BOARD OF DIRECTORS MEETING - AGENDA**

Tuesday, July 29, 2025  
CCIDA Office  
9 E. Washington Street  
Ellicottville, NY  
9:00 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 June 17, 2025 CCIDA Board of Directors Meeting Minutes:**

**\*Application in Process/Project in Process\***

**-1.) 1378 Group, LLC:**

-1378 Group, LLC (Wingate Hotel) has submitted an application to the CCIDA seeking NYS Sales Tax Abatement and Real Property Tax Abatement for the renovation, additions and rebranding of the Wingate Hotel to the new **Huntley House Hotel**, located at 11 Mill Street, Ellicottville, NY. The project will transform the hotel into a luxury, lodge-style hotel with higher end accommodations, finishes and amenities. Renovations include an updated lobby with a new fireplace, an upscale coffee area, a self-serve alcohol tap station and a high end a la carte breakfast. The guest rooms will have higher end amenities and 13 suites will get statement fireplaces. New additions include an expansive deck overlooking the creek, a 12-month heated mineral pool, infrared saunas and fire pits. The hotel will stay open during the reconstruction.

***A public hearing was held in CCIDA's office on Tuesday, July 8, 2025 at 11:30 a.m.*** There was no one in attendance. The public hearing script is included in each Board Members packet.

**-The Total Project Investment: \$2,400,000**

√ Resolution – 1378 Group, LLC

### **\*CCIDA Financial Reports:**

-Approval of June 2025 Financial Reports (Vote required):

#### **\*Income for June 2025 (\$12,395.94):**

- \$ 1,500.00 – 1378 Group, LLC - Application Fee
- \$10,895.94 – Full Administrative Fee – HoliMont, Inc.

#### **\*Income for July 2025 (\$57,281.25):**

- \$57,281.25 – Full Administrative Fee- Hidden Gems Family Resort

#### **-Updated Certificates of Deposit (quarterly)**

-General update on projects in process; including the Agency has 4 projects in the closing stage which should close in the 3rd quarter of this year.

### **-Internal (IDA Meetings/Discussions, Snapshot):**

- ✓ Congratulations to Jack Searles on his retirement. A Cutco gift set was sent to show his appreciation for all his support to the IDA over the years.
- ✓ Co-host and sponsor ESD Workshop at Holiday Valley.
- ✓ Attend DRI Information/Question Workshop at Cattaraugus-Little Valley School.
- ✓ Conference call regarding Edelweiss Dairy volume cap.
- ✓ Conference regarding Rev Rail.
- ✓ Meeting with Alex from 42 North.
- ✓ Call with a developer of potential project in the Village of Cattaraugus.
- ✓ Attended Ralph Wilson Meeting.
- ✓ Conference call regarding Cattaraugus rail study.
- ✓ On site walk with soil engineer regarding rail work for RevRail.
- ✓ Call with Department of Transportation regarding Route 353 crossing in Dayton.
- ✓ Attended OBDC Board Meeting.
- ✓ Meeting with commercial developer regarding potential manufacturing site within the County.
- ✓ Attend Congressman Langworthy event in West Seneca.
- ✓ Meeting with Rev Rail in Cattaraugus.

- ✓ Conference regarding Olean Centre Mall updates.
- ✓ Met with out-of-town Developer relating to a possible project in Ellicottville.
- ✓ Conference regarding 1887 Building in Village of Ellicottville.
- ✓ Meeting with Invest Buffalo Niagara regarding several sites in Cattaraugus County.
- ✓ Met with Rich Schecter from Pyramid Brokerage regarding possible new manufacture coming to the County.
- ✓ Conference with Dana Cornell regarding Allegany Crossings.

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

- ✓ **Woodworking Network:** Article: *"Fitzpatrick & Weller awarded \$800k U.S. Forest Service grant."*
- ✓ **Dairy Producer:** Article: *"10,000 Cows and Rising: A Chapter for New York Dairy."*
- ✓ **Handout:** Performance of Industrial Development Agencies in New York State
- ✓ **Governing:** Article: *"N. Y. Environmental Bills Highlight Tensions Within Legislatures."*
- ✓ **NBCNews:** Article: *"A megabill mystery: New solar and wind tax comes as a surprise to Republican senators."*
- ✓ **Politico Live:** Article: *"Kill shot: GOP megabill targets solar, wind projects with new tax."*
- ✓ **Empire Center:** Article: *"Kathy Hochul's ambition cancel out claims of coming 'climate disaster'."*
- ✓ **Spectrum News1:** Article: *"N. Y. Senta GOP to Hochul: Suspend parts of 2019 climate law due to demand, cost concerns."*

**Adjournment:**

Motion-

:  
:

Time:

---

**\* The next CCIDA Board of Directors Meeting is  
Tuesday, August 26, 2025 at 11:15 a.m. at the CCIDA Office**

---

## **Zoom Meeting access Information:**

Topic: County of Cattaraugus IDA Board Meeting

Time: Jul 29, 2025 09:00 AM Eastern Time (US and Canada) Join Zoom Meeting

<https://us02web.zoom.us/j/89544513947?pwd=8537eI97eJpLVia0uhnydbiokZfU91.1>

Meeting ID: 895 4451 3947

Passcode: 508190

One tap mobile

+19292056099,,89544513947#,,,,\*508190# US (New York)

+16469313860,,89544513947#,,,,\*508190# US

Dial by your location

- +1 929 205 6099 US (New York)

- +1 646 931 3860 US



# **COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY**

## **BOARD MEETING MINUTES**

**June 17, 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. James (Joe) Snyder  
Mr. Brent Driscoll  
Mr. Michael Wimer  
Ms. Ginger Schroder  
Mr. Thomas Cullen

#### **Excused:**

Mr. Joseph Higgins

### **CCIDA Staff/Counsel:**

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

### **Presenters/Guests:**

Bill Paladino, 1378 Group, LLC  
Tracey Drury, Business First of Buffalo (via zoom)  
Bob Clark, Olean Times Herald (via zoom)  
Rick Miller, Olean Star (via zoom)  
Tom Callahan (via zoom)  
Samantha Christmann, The Buffalo News (via zoom)

Mr. Buffamante called the meeting to order at 11:17 a.m.

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

-Mr. Buffamante: Good Morning. I think we have a relatively short agenda; we are going to have an executive session at the end for a matter of personnel.

-Mr. Wiktor: Thank you Tom and thank you everyone for attending. We do have one new application, a few catch up items and a small directors report. The first items would be to look for consideration for a motion and a second for the May 20, 2025 Board Meeting Minutes which are in your packet and also sent out, and again, I appreciate the Board reviewing those.

-Mr. Buffamante: Do I have a motion?

**A Motion was made by Ginger Schroder seconded by Brent Driscoll to accept the Board Meeting Minutes from May 20, 2025. All in favor. Motion Carried. Mr. Higgins was excused.**

-Mr. Wiktor: Thank you. First item on your non action agenda is a new application for 1378 Group, LLC which most people will know it as the Wingate Hotel. It's been operational since about 2004. The owner is proposing to rebrand, refocus and update the hotel into a new name called the Huntley House Hotel. A little bit of history here in terms of the name in Ellicottville, located at 11 Mill Street. This project will transform the hotel more into a luxury lodge style hotel with higher accommodations, finishes and amenities. They are looking to put in almost floor to ceiling windows as you approach the hotel to give it more of a bright feature, new ambiance on the inside, new lobby, new fireplace, an upper scale coffee area with light foods. There will be a self-serve alcohol tap very similar to what you see at Tap and Pour and that style is catching on more and more in tourism areas. Again, they are looking to upgrade all of the rooms and this will be the first upgrade to the hotel since it was completed back in 2004. They are also looking to put in a 12-month heated mineral pool with some infrared saunas, fire pits and some new decks on the back. The hotel will stay open during the renovation, and again, it will be a complete renovation of every room, I want to say it's 64 rooms.

-Mr. Buffamante: Is it going to be an independent hotel?

-Mr. Wiktor: No, it will be a new group.

-Mr. Wiktor: Bill, thank you for joining us. Everyone, Bill Paladino, President of Ellicott Development as well as one of the owners of 1378 Group, LLC. We were just talking about the long term of the Wingate which has been here since 2004, new name, new brand and new investment associated to it. I was just giving the general overview so your timing was perfect and again Bill Paladino representing the project and you would give a quick introduction and overview of the project? The floor is yours.

-Mr. Paladino: Thank you. Bill Paladino, CEO of Ellicott Development. We have the Wingate here in Ellicottville which has done well for us but lately it's been a looking and grown little tired and with other things we have done, it just has not been a great partner or brand for us in all of Western New York. We recently changed our hotel up in Amherst to a Choice Hotel and this project would change the hotel to a Choice brand and you can create your own story with it. We always felt down here we could do that given the small atmosphere of the Town and the way things are down here. So, we did a lot of research and decided on the name Huntley House Hotel as the name has meaning here in Ellicottville. In terms of the look of the hotel, we are changing pretty much everything inside the rooms and outside the color scheme will be different with a lot of grey and clay colors, redo the lobby and make it look a little of a lodge feel to it, an outdoor pool possibly and other activities for kids to do. As I said, it's about \$2.4 million project investment and we are currently working to finalize drawings and inside floor plans with the planning board in Ellicottville. We hope to get started in the next 60 days and hope to be completed in December.

-Mr. Buffamante: Terrific.

-Ms. Schroder: Sounds great.

-Mr. Wiktor: Bill, was it 2003 or 2004 that the hotel opened?

-Mr. Paladino: 2007 it opened, they started work around that time so we are coming up on 20 years.

-Mr. Wiktor: Ok, wonderful. This is the first update?

-Mr. Paladino: Yes, this is the first revamp, we have done some minor stuff on the inside but no revamp of the rooms and other common areas.

-Mr. Wiktor: There is a lot of nice features, even down to the sheets and customizing. I think this is a lot of vacationers and travelers look for and it's great to see that sort of investment.

-Mr. Paladino: I put together our little packet of the when we were researching the change of the name, the history and the whole scheme of things. It represents a story.

-Mr. Buffamante: How many rooms do you have now versus how many will you have after?

-Mr. Paladino: We will have 84.

-Mr. Murray: Bill, is the footprint staying the same or any square foot addition?

-Mr. Paladino: No, the only expansion may be on the upper patio that may come around the side of the building and if we do the pool, that would be the only expansions. We did at one time think of adding an addition, but due to building costs, that may be in another phase next year.

-Mr. Murray: And for the jobs, you currently have 13 and you will retain 13 and if I am reading this correctly, you would be adding 10 more jobs. Is that right?

-Mr. Paladino: Yes, we are looking to add more people.

-Mr. Wiktor: Yes, because you are enhancing the service inside. I have met with Bill several times on this and it is great that as if you recall with what was there prior to the hotel, it was part of Fitzpatrick and Weller's saw mill. I think it was a great idea back in the day when then Fitzpatrick family and Ellicott Development worked together to enhance that land. Also, as a side bar, you guys have put together as a community benefit which was a sizable amount of money to have FEMA look at the flood maps which is a huge benefit to any commercial building within this block because the flood plain use to come up and by the bank. You were able to get FEMA here to redraw those maps which was a commitment back to the Village and to businesses here to help allow multiple projects to occur as well as improving that site. Over the years it is a big driver in terms of a hotel, obviously bed tax, sales tax, the employment, the walkability and complimenting the Village restaurants, bars and attractions and is a wonderful piece to the fabric here. It is great to see this sort of investment in today's age of interest rates, inflation and everything associated to this market so we certainly appreciate that.

-Mr. Paladino: We are talking to the bakery next door to possibly provide additional food services within the hotel so we do try and partner with the other restaurants and businesses in town with their products. It's worked out well.

-Mr. Snyder: Are you going to be putting in a bridge across where the old bridge use to be for access?

-Mr. Paladino: We looked at that one time but someone nixed us on that, but we did try and do that many years ago.

-Mr. Snyder: It would nice as it would allow people to walk around and expand for growth for a couple blocks in that direction and it's always been the plan to see more restaurants and activity going in that direction.

-Mr. Wiktor: Any more questions? If not, Bill we will schedule the public hearing.

-Mr. Paladino: When would the public hearing be?

-Mr. Wiktor: The public hearing will be July 8<sup>th</sup> in our office, I think at 11:30 a.m.

-Mr. Snyder: Thank you for all you do.

-Multiple Board Members: Yes, thank you for all you do.

#### **\*New Application/Project\***

##### **-1.) 1378 Group, LLC**

-1378 Group, LLC (Wingate Hotel) has submitted an application to the CCIDA seeking NYS Sales Tax Abatement and Real Property Tax Abatement for the renovation, additions and rebranding of the Wingate Hotel to the new **Huntley House Hotel**, located at 11 Mill Street, Ellicottville, NY. The project will transform the hotel into a luxury, lodge-style hotel with higher end accommodations, finishes and amenities. Renovations include an updated lobby with a new fireplace, an upscale coffee area, a self-serve alcohol tap station and a high end a la carte breakfast. The guest rooms will have higher end amenities and 13 suites will get statement fireplaces. New additions include an expansive deck overlooking the creek, a 12-month heated mineral pool, infrared saunas and fire pits. The hotel will stay open during the reconstruction.

**-The Total Project Investment: \$2,400,000**

-Mr. Buffamante: Last month we received the application for HoliMont, Inc. and I think you had the public hearing.

-Mr. Wiktor: It did not require a public hearing as it is under the \$99,000 threshold so we put forth the inducement resolution based on their submitted application.

#### **\*Resolutions from Prior Applications/Projects in Process\***

##### **-1.) HoliMont, Inc.:**

-HoliMont Inc. has submitted an application to the CCIDA seeking NYS Sales Tax Abatement only with respect to their proposed project for their Resort. They plan to replace piping, make facility repairs, purchase equipment including a piston snowcat, replace electrical systems and outdated computer equipment, add 12 additional bike carriers and additions to the bike trails and replace rental skis. *\*A complete project list was submitted.*

**-The Total Project Investment: \$1,025,500**



## **Resolution:**

**A Motion was made by James Snyder seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF HOLIMONT, 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. Driscoll, Mr. Snyder, Ms. Schroder, Mr. Wimer and Mr. Cullen voted yes. Mr. Higgins was excused. **Motion Carried.** (*Mr. Buffamante and Mr. Wimer stated with disclaimer as they have a working relationship with the company; however, they have no financial interest in the company or this particular project.*)**

-Mr. Wiktor: Hidden Gems is a project that is in the works that the Board did approve back in either January, February or somewhere in that timeframe, and Bob has been working with their counsel. Bob, if you give a brief overview. Nothing is changing as a headline in terms of the investment, some of the units went down, I think by 3 or 4 but they are doing this project in stages, or phases, excuse me, so the first phase is 17 and we want to macro the project in terms of a resolution. We did include a proposed resolution as well as the phases overview for the Board in their packets. Again, I believe it was initially 30 and now it's down to 28 and within the first phase it's 17. The jobs have not changed, the investment really has not changed, they did receive their approval from the Town of Mansfield the other day so they are all cleared on the zoning through the planning board and is approved. I call this an amendatory resolution based on things that happened during the initial project scope to putting the shovel in the ground. Bob, if you would like to chime in.

-Mr. Murray: I think more than anything it is just clarity as when first applied; it specified all construction on everything was to begin on day one. That is not going to happen, this going to be financed and undertaken sequentially into 3 separate phases. There is a risk they may never get to phase 2 or 3. They were approved for the project in total so we just want clarity they are doing it in 3 separate phases and each phase will get its own PILOT rather than one PILOT going on all at once. I have spoken with the assessor about how that it is going to be undertaken. I think this makes sense to do it this way.

-Mr. Wimer: Do they need to come back for any further approval for the other phases?

-Mr. Murray: No, one and done with full knowledge that we have 3 phases.

-Mr. Wiktor: We have done this in a few projects over the past few years where it has been in a few phases but then bleeds into 1 or 2 phases assuming the market goes right.

-Mr. Driscoll: What are the dollar amounts for the phases?

-Mr. Wiktor: The first phase is roughly \$4.1 million. The total project is around \$8 million, in that neighborhood.

-Mr. Buffamante: Is there an end point, for example if it takes 3-5 years?

-Mr. Murray: We set up with them where the sales tax letter will expire December 31, 2030 which should coincide with their 3 phases.

**-2.) Hidden Gems Family Resorts, LLC/Creeley Construction, LLC:**

-Hidden Gems Family Resorts, LLC/Creeley Construction, LLC previously submitted an application to the CCIDA in January for their project at 7060 NYS Route 242 in the Town of Mansfield. On **February 18, 2025** CCIDA passed a Resolution to approve the project. The Company has recently indicated the project will take place in 3 separate phases. Accordingly, a proposed Amendatory Resolution is included each Board Member's packet for consideration to permit the project to occur in 3 separate phases.

**-The Total Project Investment: \$7,580,000**

**Resolution:**

**A Motion was made by Michael Wimer seconded by James Snyder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AMENDING THAT CERTAIN PROJECT BY HIDDEN GEM FAMILY RESORTS, L.L.C. / CREELEY CONSTRUCTION, LLC, AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") TO (i) ALLOW THE PROJECT TO BE UNDERTAKEN IN THREE PHASES; and (ii) RATIFY AND CONFIRM THE APPROVAL OF FINANCIAL ASSISTANCE PREVIOUSLY APPROVED BY THE AGENCY WITH RESPECT TO THE PROJECT. A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Driscoll, Mr. Snyder, Ms. Schroder, Mr. Wimer and Mr. Cullen voted yes. Mr. Higgins was excused. **Motion Carried.** (Ms. Schroder stated with disclaimer as she is legal counsel to one of the company entities; however, she has no financial interest in the company or this particular project.)**

-Mr. Wiktor: Thank you, I know they are very excited to get going on the project.

**\*Miscellaneous\***

-Mr. Wiktor: Next, under miscellaneous, Bob, thank you for your help on this. As part of the property owned by the IDA is a piece or sliver of IDA land in South Dayton where the Department of Transportation is doing a full statewide redevelopment of the curbs to make them safer and more handicap accessible throughout the State, I believe over the next 10 years. One of the projects they are looking to do is in the Village of South Dayton and they want to acquire, the dimensions are in the resolution, 30 square feet, and taking by eminent domain. Their requirement is for the Board to exercise a resolution of support of that and will send us about \$150 for the property. I agree with this as where the property is, the tracks and sidewalk it does not line up perfectly so this will make it safer to traverse from one side of the Village to the other.

**-1.) State of New York:**

-A proposed Resolution is enclosed in each Board Member's packet for the Governing Body of the County of Cattaraugus Industrial Development Agency to authorize the execution of closing papers where the State of New York has taken or is in the process of taking a portion of the land through eminent domain for the purposes of improving Maple Street (SE Corner of Railroad & Pine) in the Town of Dayton.

## **Resolution:**

**A Motion was made by James Snyder seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE "AGENCY") AUTHORIZING THE RATIFICATION OF A CERTAIN AGREEMENT FOR ADVANCE PAYMENT (THE "AGREEMENT") BY AND BETWEEN THE AGENCY AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION ("NYSDOT") WITH RESPECT TO THE PAYMENT OF CONSIDERATION TO THE AGENCY RELATED TO THE NYSDOT'S APPROPRIATION OF CERTAIN REAL PROPERTY OWNED BY THE AGENCY BY EMINENT DOMAIN, AS MORE PARTICULARLY DESCRIBED HEREIN (THE "PREMISES").** A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Driscoll, Mr. Snyder, Ms. Schroder, Mr. Wimer and Mr. Cullen voted yes. Mr. Higgins was excused. **Motion Carried.**

## **\*CCIDA Financial Reports:**

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

## **\*Income for May 2025 (\$57,244.34):**

- \$ 1,500.00 - Win Sum Ski Corp.- Application Fee
- \$ 1,500.00 - HoliMont, Inc.- Application Fee
- \$54,244.34 – Full Administrative Fee – Win Sum Ski Corp.

*-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 Projects in Process-Updates:**

-Mr. Wiktor: We have done this from time to time to put in various project updates throughout the calendar year and last week I spent half a day with Nick Ferreri who is the owner of Field of Dreams in Allegany and I will pass along some pictures of the phase that the IDA recently supported. Again, we did not do PILOTs on the housing. You can see in the handouts the duplexes he is constructing and the single-family houses.

-Mr. Driscoll: He obviously is having success with filling these.

-Mr. Wiktor: He is, it is wonderful. He thanks the County tremendously for their help and support. He mentioned Ginger, the Chairman Andy Burr, Don Benson and a lot of legislatures that have helped on facets of this project.

-Mr. Driscoll: He has filled a big need for this area.

-Mr. Wiktor: It is fascinating to see Nick among the residents that he calls his neighbors and it's wonderful as they have a love for him. Some of the stories are very compelling. It really is just an amazing project and if you look at what the whole capital project is, it represents about \$37 to \$38 million dollars of new investment into Allegany and the County. He surpassed his job numbers by far as he's probably over 125 plus jobs and is hiring additional employees as well. He wanted me to convey to the Board that without the IDA support with the inducements, this project probably would not have happened. He had a great relationship with the Senator Young, Senator Borrello, our County Legislature and Leadership so kudos to all that assisted to allow and make this project happen. I encourage you to take a swing over there and see it for yourself, it's tremendous. There is a lot of local suppliers and local trades right in Allegany, Olean and Killbuck being used and it's just great in terms of investments made locally.

-Mr. Driscoll: I have a friend who has a mother there and the people there are great, very kind, caring, helpful. When you see people that are working every day and are happy and appreciative of their jobs, then you know things are being done right.

**1.) –Olean Manor Inc. /Field of Dreams:**

-Olean Manor/Field of Dreams is a first-class senior assisted living facility, comprising of 140 beds with full care and full amenities located in Allegany, New York. This continued development phase of the project, calls for the construction of an additional 40 cottages for residents to reside in. These proposed cottages include all of the care and amenities that the residents enjoy in the main campus. We have included several articles and pictures within the packet and application that give a full in depth look at the range of services and care that all residents can partake in. This is a great need in our County that allows seniors to enjoy a beautiful location and have the safety and care that they desire. Pictures will be presented.

**-The Total Project Investment: \$9,810,000.**

-Mr. Wiktor: Next is Olean Union Sales which is another recent IDA project. There is a lot of progress going on there and the building is going up this week.

**-2.) Olean Union Sales Corp.:**

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

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

**\*Executive Directors Reports:**

**-Internal (IDA Meetings/Discussions, Snapshot):**

- ✓ Meeting company on potential project in Ashford.
- ✓ Meeting with Commercial Realtor regarding the form Bimbo facility in Olean.
- ✓ Met with a Canadian manufacturing company that is considering a project within the County.
- ✓ Attended Ralph Wilson meeting at Olean Business Development Corp.
- ✓ Lunch with Kinley Contractors regarding updates on project.
- ✓ Conference with Jennie O'Connor of Empire State Development.
- ✓ Attended Olean Business Development Corp. Board Meeting.
- ✓ Meeting in Village of Cattaraugus regarding DRI project.



- ✓ Attend ECIDA Aare Managers Meeting.
- ✓ Attend Cattaraugus County Economic Development Team Meeting in Little Valley.
- ✓ Meeting with Bill Bursee and Bill Gugino.
- ✓ Meeting with Town of Otto Supervisor.
- ✓ Meeting with Bill Paladino regarding project at the Wingate in Ellicottville.
- ✓ Meeting regarding prospective new campground in Great Valley area.
- ✓ Meeting with Mark Storch.
- ✓ Meeting with Brooks from Timber Hut.
- ✓ Meeting with company on potential project in Ashford.
- ✓ Meeting with Chairman of County Legislature and Director of Economic Development, Planning and Tourism regarding Rite Aid closures and search for possible replacement of other pharmacy.
- ✓ Attended STERA Board Meeting.

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

- ✓ **Ellicottville Now:** Article: "*\$5 Million Investment, Resort Improvements on the Horizon at Holiday Valley.*"
- ✓ **Village of Cattaraugus DRI Workshop:** Wednesday June 18<sup>th</sup> from 5:30-7:30
- ✓ **Insyte Consulting:** Article: "*U.S. Manufacturing Struggles Continued in May.*"
- ✓ **The Villager:** Article: "*EBC Celebrates 30 Years.*"
- ✓ **Spectrum News 1:** Article: "*NY Heat Act gets last-minute rebrand: The Customer Savings and Reliability Act.*"

-Mr. Wiktor: I would ask to have a motion to go into executive session for a matter of personnel.

**Executive Session:**

**A Motion was made by James Snyder seconded by Brent Driscoll** to go into Executive Session for a matter of personnel at 12:02 p.m. All in Favor – **Motion Carried.** Mr. Higgins was excused.

**A Motion was made by Brent Driscoll seconded by Thomas Cullen** to exit Executive Session and return to the regular meeting at 1:02 p.m. All in Favor – **Motion Carried.** Mr. Higgins was excused. For the official record, no action was taken in the Executive Session.

**A Motion was made by Michael Wimer seconded by Brent Driscoll** to adjourn the meeting at 1:03 p.m. All in Favor – **Motion Carried.** Mr. Higgins was excused.

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

## PUBLIC HEARING SCRIPT

1378 Group, LLC project and/or  
Individual(s), Affiliate(s), Subsidiary(ies),  
or Entity(ies) formed or to be formed on  
its behalf

Public Hearing to be held on July 8, 2025 at 11:30 a.m., at the County of Cattaraugus Industrial Development Agency's offices located at 9 East Washington Street, Ellicottville, New York

### ATTENDANCE:

N/A

☐ Members of the General Public

### ☒ 1. WELCOME: Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 11:30 a.m. My name is Corey R. Wiktor. I am the Executive Director for the County of Cattaraugus Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.cattcoida.com](http://www.cattcoida.com).

### ☒ 2. PURPOSE: Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the 1378 Group, LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. This public hearing is being recorded and will be transcribed for the Board Members of the Agency for their review and comments before they take any further action. We have a sign in sheet for anyone who would like to participate in this public hearing either by presenting oral comments or we would be happy to take written statements. Notice of this hearing appeared in Olean Times Herald on Tuesday, June 24, 2025.

### ☒ 3. PROJECT SUMMARY: Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the "Project") consists of: (i) the acquisition by the Agency of a leasehold interest in certain property located at 11 Mill Street in the Village & Town of Ellicottville, Cattaraugus County, New York and all other lands in the Village & Town of Ellicottville where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the renovation of the 60,362+/- sq. ft. Huntley House Hotel into a Choice Hotel with

upgrades to rooms, coffee area, bar area, new outdoor pool and updating of deck areas (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility").

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).

☒ **4. FORMAT OF HEARING:** Review the rules and manner in which the hearing will proceed.

Hearing Officer: All those who have joined this conference call will be given an opportunity to make statements and/or comments on the Project if they so desire.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website ([www.cattcoida.com](http://www.cattcoida.com)). Additional information can be obtained from, and written comments may be addressed to: Corey R. Wiktor, Executive Director, County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731; Telephone: 716-699-2005 and electronically at [corey@cattcoida.com](mailto:corey@cattcoida.com) or [Info@cattcoida.com](mailto:Info@cattcoida.com).

☒ **5. PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

Hearing Officer: Those interested in making a statement or comment will be called upon. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes or less.

**The Hearing Moderator introduces each participant in the order they registered for this meeting.**

[Insert transcription of public comments here.]

-OR-

☒ Hearing Officer: Note that no one in attendance wished to make a statement or comment.

☐ **6. ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 11:50 a.m.



## SIGN IN SHEET FOR PUBLIC HEARING

Public Hearing to be held on July 8, 2025 at 11:30 a.m., at the County of Cattaraugus Industrial Development Agency's offices located at 9 East Washington Street, Ellicottville, New York

**1378 Group, LLC project and/or Individual(s), Affiliate(s),  
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 11 Mill Street, Ellicottville, New York 14731

[illegible]

## MRB Cost Benefit Calculator

Cattaraugus County Industrial Development Agency

Date   
 Project Title   
 Project Location

### Construction Phase - Project Assumptions

Project Costs	Project Costs Value
Enter total project costs:	<input type="text" value="\$2,400,000"/>
Local Construction Spending*	
% of locally sourced materials and labor	<input type="text" value="10%"/>
In-region construction spending	<input type="text" value="\$240,000"/>

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$240,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
<i>Most projects will only have one line related to construction type.</i>		100%	\$240,000

### Operation Phase - Project Assumptions

#### Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS	NAICS	Count	Per Job Annual Earnings	Total Earnings
Hotels (except Casino Hotels) and Motels	721110	3	\$65,000	\$195,000
Hotels (except Casino Hotels) and Motels	721110	10	\$25,000	\$250,000
Hotels (except Casino Hotels) and Motels	721110	0	\$0	\$0
Hotels (except Casino Hotels) and Motels	721110	0	\$0	\$0
0	0			\$0
0	0			\$0
Total		13		\$445,000

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Hotels (except Casino Hotels) and Motels	721110	3	\$65,000	\$195,000
Hotels (except Casino Hotels) and Motels	721110	18	\$25,000	\$450,000
Hotels (except Casino Hotels) and Motels	721110	0	\$0	\$0
Hotels (except Casino Hotels) and Motels	721110	0	\$0	\$0
0	0			\$0
0	0			\$0
Total		21		\$645,000

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Hotels (except Casino Hotels) and Motels	721110	3	\$65,000	\$195,000
Hotels (except Casino Hotels) and Motels	721110	18	\$25,000	\$450,000
Hotels (except Casino Hotels) and Motels	721110	0	\$0	\$0
Hotels (except Casino Hotels) and Motels	721110	0	\$0	\$0
0	0			\$0
0	0			\$0
Total		21		\$645,000

### Fiscal Impact Assumptions

#### Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		<input type="text" value="\$192,000"/>	P.I.L.O.T Term (Years)	<input type="text" value="0"/>
Local Sales Tax Rate	4.00%	<input type="text" value="\$96,000"/>	Escalation Factor	<input type="text" value="2%"/>
State Sales Tax Rate	4.00%	<input type="text" value="\$96,000"/>	Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption		<input type="text" value="\$0"/>		
Local	0.75%	<input type="text" value="\$0"/>		
State	0.50%	<input type="text" value="\$0"/>		
Total Costs		<input type="text" value="\$192,000"/>		

### Property Tax Exemption

[illegible]

## Other Benefits to Public and Private Individuals - If Applicable

[illegible]

## Notes

Sales Tax Exemption only.

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

Yes



# Cattaraugus County Industrial Development Agency

## MRB Cost Benefit Calculator



Date July 8, 2025  
 Project Title 1378 Group LLC  
 Project Location 11 Mill Street, Ellicottville NY 14731

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment

\$2,400,000

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	1	0	2
Earnings	\$87,920	\$18,234	\$106,153
Local Spend	\$240,000	\$66,332	\$306,332

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$1,735,000	\$479,198	\$2,214,198

Figure 1

Net Benefits

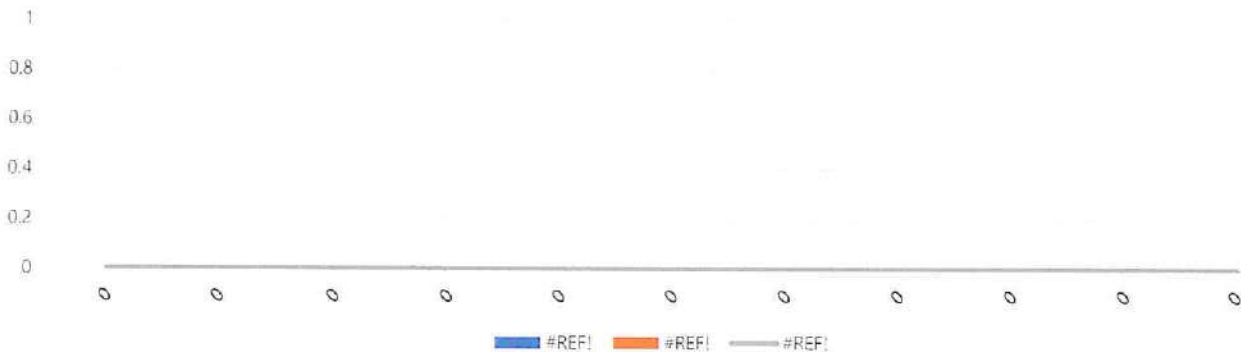


Figure 2

Total Jobs



Figure 3

Total Earnings



## Fiscal Impacts

### Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$192,000	\$192,000
Local Sales Tax Exemption	\$96,000	\$96,000
State Sales Tax Exemption	\$96,000	\$96,000
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$192,000</b>	<b>\$192,000</b>

### State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$2,338,579	\$2,252,043
To Private Individuals	<u>\$2,320,351</u>	<u>\$2,234,531</u>
Temporary Payroll	\$106,153	\$106,153
Ongoing Payroll	\$2,214,198	\$2,128,377
Other Payments to Private Individuals	\$0	\$0
To the Public	<u>\$18,227</u>	<u>\$17,512</u>
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$743	\$743
Ongoing Jobs - Sales Tax Revenue	\$17,484	\$16,769
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$122,643	\$118,066
To the Public	<u>\$122,643</u>	<u>\$118,066</u>
Temporary Income Tax Revenue	\$4,777	\$4,777
Ongoing Income Tax Revenue	\$99,639	\$95,777
Temporary Jobs - Sales Tax Revenue	\$743	\$743
Ongoing Jobs - Sales Tax Revenue	\$17,484	\$16,769
<b>Total Benefits to State &amp; Region</b>	<b>\$2,461,222</b>	<b>\$2,370,109</b>

### Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$2,252,043	\$96,000	23:1
State	\$118,066	\$96,000	1:1
<b>Grand Total</b>	<b>\$2,370,109</b>	<b>\$192,000</b>	<b>12:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Sales Tax Exemption only.

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

**COUNTY OF CATTARAUGUS INDUSTRIAL  
DEVELOPMENT AGENCY  
INDUCEMENT RESOLUTION**

**1378 GROUP, LLC, AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES),  
OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF**

A regular meeting of the County of Cattaraugus Industrial Development Agency was convened on Tuesday, July 29, 2025 at 9:00 a.m.

The following resolution was duly offered and seconded, to wit:

RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF 1378 GROUP, 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) 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

**WHEREAS**, County of Cattaraugus Industrial Development Agency (the "Agency") is authorized and empowered by the provisions of Chapter 1030 of the 1969 Laws of New York, constituting Title 1 of Article 18-A of the General Municipal Law, Chapter 24 of the Consolidated Laws of New York, as amended (the "Enabling Act") and Chapter 536 of the 1971 Laws of New York, as amended, constituting Section 890-b of said General Municipal Law (said Chapter and the Enabling Act being hereinafter collectively referred to as the "Act") to promote, develop, encourage and assist in the acquiring, constructing, reconstructing, improving, maintaining, equipping and furnishing of manufacturing, warehousing, research, commercial and industrial facilities, among others, for the purpose of promoting, attracting and developing economically sound commerce and industry to advance the job opportunities, health, general prosperity and economic welfare of the people of the State of New York, to improve their prosperity and standard of living, and to prevent unemployment and economic deterioration; and

**WHEREAS**, to accomplish its stated purposes, the Agency is authorized and empowered under the Act to acquire, construct, reconstruct and install one or more "projects" (as defined in the Act), or to cause said projects to be acquired, constructed, reconstructed and installed, and to convey said projects or to lease said projects with the obligation to purchase; and

**WHEREAS**, 1378 GROUP, LLC or on behalf of an affiliated entity formed or to be formed (the "Company") has submitted an application to the Agency (the "Application") requesting the Agency's assistance with a certain project (the "Project") consisting of: (i) the undertaking of the Project upon certain property located at 11 Mill Street in the Village & Town of Ellicottville, Cattaraugus County, New York and all other lands in the Village & Town of Ellicottville where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Land"), (ii) the renovation of the 60,362+/- sq. ft. hotel facility located upon the Land with upgrades to rooms, coffee area, bar area, new outdoor pool and updating of deck areas (the "Improvements"); and (iii) the acquisition by the Company in and around the Improvements of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Land and the Improvements, the "Facility"); and

**WHEREAS**, pursuant to General Municipal Law Section 859-a, on July 8, 2025 at 11:30 a.m., at the Agency's offices, 9 East Washington Street, Ellicottville, New York, the Agency held a public hearing with respect to the Project and the proposed Financial Assistance (as hereinafter defined) being contemplated by the Agency (the "Public Hearing") whereat interested parties were provided a reasonable opportunity, both orally and in writing, to present their views; and

**WHEREAS**, it is contemplated that the Agency will (i) designate the Company as its agent for the purpose of undertaking the Project pursuant to an Agent and Financial Assistance Project Agreement (the "Agent Agreement"), and (ii) provide Financial Assistance to the Company in the form of an exemption benefit from all New York State and local sales and use taxes for purchases and rentals related to the Project with respect to the qualifying personal property included in or incorporated into the Facility or used in the acquisition, construction, reconstruction and/or renovation, rehabilitation or equipping of the Facility ("Financial Assistance"); and

**WHEREAS**, the Project constitutes a "retail" project as defined under Section 862(2)(a) of the Act and as such requires additional findings; and

**WHEREAS**, pursuant to Section 862(2)(b) of the Act, the Agency must, prior to providing any Financial Assistance to such a "retail" Project, find that: (1) pursuant to Section 862(1) of the Act that the Project is likely to attract a significant number of visitors from outside the economic development region in which the Project is located as established by Section 230 of the New York Economic Development Law; or (2) the predominant purpose of the Project would be to make available goods or services which would not, but for the Project, be reasonably accessible to residents of the Village and Town of Ellicottville because of a lack of reasonably accessible retail trade facilities offering such goods or services; or (3) the Project is located in a "highly distressed area" as such term is defined in Section 854(18) of the Act, and

**WHEREAS**, the Project is located within an area which was designated an empire zone pursuant to Article 18-B of the General Municipal Law, and therefore is in a "highly distressed area", as that term is defined in Section 854(18) of the Act, and



**WHEREAS**, if the Agency makes a retail finding based on a Project being located within a highly distressed area, then, in addition, the Agency must also find that the undertaking of the Project will serve the public purposes of the Act by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in the New York State and thereafter, the chief executive officer of the County of Cattaraugus, New York, shall confirm the proposed action of the Agency; and

**WHEREAS**, pursuant to Article 18-A of the Act, the Agency desires to adopt a resolution describing the Project and the Financial Assistance that the Agency is contemplating with respect to the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY AS FOLLOWS:**

Section 1. The Company has presented an application in a form acceptable to the Agency. Based upon the representations made by the Company to the Agency in the Company's application and any other correspondence submitted by the Company to the Agency, public hearing comments, and Agency board member review, discussion, and consideration of same, the Agency hereby finds and determines that:

(A) By virtue of the Act, the Agency has been vested with all powers necessary and convenient to carry out and effectuate the purposes and provisions of the Act and to exercise all powers granted to it under the Act; and

(B) It is desirable and in the public interest for the Agency to appoint the Company as its agent for purposes of acquiring, constructing and/or renovating and equipping the Project; and

(C) The Agency has the authority to take the actions contemplated herein under the Act; and

(D) The action to be taken by the Agency will induce the Company to develop the Project, thereby increasing and/or retaining employment opportunities in Cattaraugus County, New York while promoting the general prosperity and economic welfare of the citizens of Cattaraugus County, New York, and the State of New York and improving their standard of living and otherwise furthering the purposes of the Agency as set forth in the Act; and

(E) The Project will not result in the removal of a civic, commercial, industrial, or manufacturing plant of the Company or any other proposed occupant of the Project from one area of the State of New York (the "State") to another area of the State or result in the abandonment of one or more plants or facilities of the Company or any other proposed occupant of the Project located within the State; and the Agency hereby finds that, based on the Company's application, to the extent occupants are relocating from one plant or facility to another, the Project is reasonably necessary to discourage the Project occupants from removing such other plant or facility to a location outside the State and/or is reasonably necessary to preserve the competitive position of the Project occupants in their respective industries, and, to

the extent occupants are relocating from one plant or facility to another in another area of the State, the Agency has complied with the Act's abandonment procedures; and

(F) The Agency has assessed all material information included in connection with the Application necessary to afford a reasonable basis for the decision by the Agency to provide Financial Assistance for the Project as described herein; and

(G) The Agency has prepared a written cost-benefit analysis satisfactorily identifying the extent to which the Project will create or retain permanent, private sector jobs, the estimated value of any tax exemption to be provided, the amount of private sector investment generated or likely to be generated by the Project, the likelihood of accomplishing the Project in a timely fashion, and the extent to which the Project will provide additional sources of revenue for municipalities and school districts, and any other public benefits that might occur as a result of the Project; and

(H) The Company has provided a written statement confirming that the Project as of the date of the Application is in substantial compliance with all provisions the Act.

(I) The Project involves a "Type II action" as said term is defined in SEQR and, therefore, no further action is required under SEQR; and

(J) The Company has provided a written statement confirming that the Project as of the date of the Application is in substantial compliance with all provisions of the Act.

(K) The Project qualifies for Agency Financial Assistance as it meets the Agency's general uniform criteria for project evaluation, said criteria established by New York State and the Agency as required under General Municipal Law Section 859-a(5) as evidenced by the following:

- (i) Extent to which the Project will create or retain jobs: The Project will retain 8 FTE and 5 PTE employee positions and create 6 new FTE and 4 new PTE employee position.
- (ii) The estimated total value of Financial Assistance is approximately \$192,000.
- (iii) The estimated amount of private sector investment to be made by the Company is \$2,400,000.
- (iv) The likelihood of the Project being accomplished in a timely fashion: There is a high likelihood that the Project will be completed in a timely manner, by October, 2025.
- (v) Extent of new revenue provided to local taxing jurisdictions: By maintaining modern efficient hotel accommodations, and creating new amenities for guests, it is expected that the Project will continue to attract visitors to the Facility and to the Town of Ellicottville resulting in

maintenance of and new and increased sales tax revenues and bed tax revenues.

- (vi) The extent to which the Project will create local construction jobs. The Company will utilize local construction contractors to the extent, if at all, required.

Section 2. The Agency hereby determines that the Project will serve the public purposes of the Act by preserving permanent, private sector jobs or increasing the overall number of permanent, private sector jobs in New York State and authorizes the undertaking of the Project and the provision of Financial Assistance to the Company as described herein.

Section 3. Subject to the Company executing an Agent Agreement and the delivery to the Agency of a binder, certificate or other evidence of insurance for the Project satisfactory to the Agency, the Agency hereby authorizes the Company to proceed with the acquisition, construction and equipping of the Project and hereby appoints the Company as the true and lawful agent of the Agency: (i) to acquire, construct and/or renovate and equip the Project; (ii) to make, execute, acknowledge and deliver any contracts, orders, receipts, writings and instructions, as the stated agent for the Agency with the authority to delegate such agency, in whole or in part, to agents, subagents, contractors, and subcontractors of such agents and subagents and to such other parties as the Company chooses; and (iii) in general, to do all things which may be requisite or proper for completing the Project, all with the same powers and the same validity that the Agency could do if acting in its own behalf; provided, however, the appointment of the Company as agent of the Agency, if utilized, shall expire one year from the date of this resolution (unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director).

A. Financial Assistance. With respect to the foregoing, and based upon the representations and warranties made by the Company in its application for Financial Assistance, the Agency hereby:

(i) authorizes and approves the Company, as its agent, to make purchases of goods and services relating to the Project and that would otherwise be subject to New York State and local sales and use tax in an amount estimated up to \$2,400,000, and, therefore, the value of the sales and use tax exemption benefits ("sales and use tax exemption benefits") authorized and approved by the Agency cannot exceed \$192,000, however, the Agency may consider any requests by the Company for increases to the amount of sales and use tax exemption benefits authorized by the Agency upon being provided with appropriate documentation detailing the additional purchases of property or services.

B. Terms and Conditions of Financial Assistance. Pursuant to Section 875(3) of the New York General Municipal Law, and per the policies of the Agency, the Agency may recover or recapture from the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, any New York State and local sales and use tax exemption benefits taken or purported to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of

the Project, if it is determined that: (i) the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, is not entitled to the New York State and local sales and use tax exemption benefits; (ii) the New York State and local sales and use tax exemption benefits are in excess of the amounts authorized to be taken by the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project; (iii) the New York State and local sales and use tax exemption benefits are for property or services not authorized by the Agency as part of the Project; (iv) the Company has made a material false statement on its application for Financial Assistance; and/or (v) the New York State and local sales and use tax exemption benefits are taken in cases where the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, fails to comply with the Investment Commitment, the Employment Commitment, and/or the Construction Jobs and Local Labor Commitment, said commitments, as described below, being a material term or condition to use property or services in the manner approved by the Agency in connection with the Project.

As a condition precedent of receiving Financial Assistance, the Company, its agents, consultants, subcontractors, or any other party authorized to make purchases for the benefit of the Project, must cooperate with the Agency in its efforts to recover or recapture any Financial Assistance, and promptly pay over any such amounts to the Agency that the Agency demands.

C. Commitments. As an additional condition precedent of receiving Financial Assistance, and as a material term or condition as approved by the Agency in connection with the Project, the Company covenants and agrees and understands that it must, subject to potential modification, termination and/or recapture of Financial Assistance for failure to meet and maintain the commitments and thresholds as described below, submit, on an annual basis or as otherwise indicated below through the conclusion of the later of two (2) years following either (i) the construction completion date, or (ii) the termination of the Agent Agreement, a certification, as so required by the Agency, confirming:

- (i) Investment Commitment - the total investment actually made with respect to the Project at the time of Project completion equals or exceeds \$2,400,000 being the total project cost as stated in the Company's application for Financial Assistance.
- (ii) Employment Commitment – that there are at least 8 existing full time equivalent (“FTE”) employees and 5 part time equivalent (“PTE”) employees located at, or to be located at, the Facility as stated in the Company's application for Financial Assistance (the “Baseline FTE”); and
  - the number of current FTE employees in the then current year at the Facility; and
  - that within two (2) years of Project completion, the Company has maintained and created FTE employment at the Facility equal to 14 FTE employees and 9 PTE employees.

Section 4. Subject to the terms of this Inducement Resolution, the Chair, the Vice Chair, and/or the Executive Director, are hereby authorized, on behalf of the Agency, to



negotiate, execute and deliver, on behalf of the Agency, the Agent Agreement, a sales tax exemption letter (the "Sales Tax Exemption Letter"), a bill of sale (the "Bill of Sale") whereby the Agency at the completion of the installation period transfers to the Company title to the Equipment acquired during the installation period by the Company as agent of the Agency, and related documents.

Section 5. The officers, employees and agents of the Agency are hereby authorized and directed for and in the name and on behalf of the Agency to do all acts and things required and to negotiate, execute and deliver all such certificates, instruments and documents, to pay all such fees, charges and expenses and to do all such further acts and things as may be necessary or, in the opinion of the officer, employee or agent acting, desirable and proper to effect the purposes of the foregoing resolutions and to cause compliance by the Agency with all of the terms, covenants and provisions of the documents executed for and on behalf of the Agency.

Section 6. The provision by the Agency of Financial Assistance with respect to the Project described herein is subject to the Agency's policies.

Section 7. This resolution shall take effect immediately, and shall expire one (1) year from the date hereof unless extended for good cause by the Chair, the Vice Chair, and/or the Executive Director.

Dated: July 29, 2025

	A	B	C	D	E	F
2	<b>County of Cattaraugus</b>		<b>OPERATING STATEMENT</b>			
3	<b>Industrial Development Agency</b>					
4	Jun-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	<b>INCOME:</b>					
9	Interest on Accounts	\$42,000	\$9	\$60	\$41,940	\$5,963
10	<b>Apps &amp; Fees</b>	\$425,000	\$12,396	\$175,140	\$249,860	\$486,711
11	CCCRC/Other Misc. Income	\$0	\$67	\$105	\$1,778	\$3,505
12	Total	\$467,000	\$12,472	\$175,305	\$293,578	\$496,179
13						
14						
15	<b>EXPENSES:</b>					
16	Wages	\$209,000	\$15,462	\$100,500	\$108,500	\$97,200
17	Fringe Benefits	\$82,000	\$5,699	\$32,202	\$49,798	\$25,544
18	A- Performance Bonus	\$20,900	\$0	\$0	\$20,900	\$0
19	Board Meeting/Operations	\$2,000	\$250	\$895	\$1,105	\$1,069
20	Business Development	\$15,000	\$1,629	\$11,561	\$3,439	\$8,149
21	Office Supplies/Service Contracts	\$2,400	\$213	\$1,020	\$1,380	\$900
22	D- Office Maint./Repairs/Equip	\$5,000	\$625	\$4,712	\$288	\$3,678
23	E- Office Phones/Cell/fax/internet serv	\$8,000	\$1,174	\$5,165	\$2,835	\$5,754
24	Postage	\$1,200	\$61	\$264	\$936	\$527
25	I - Public Hearings	\$700	\$73	\$787	-\$87	\$364
26	Travel/Mileage	\$3,000	\$133	\$917	\$2,083	\$66
27	Service Charges	\$360	\$30	\$200	\$160	\$185
28	Rent	\$20,700	\$1,425	\$8,550	\$12,150	\$8,550
29	Real Estate Taxes	\$100	\$0	\$90	\$10	\$87
30	Utilities	\$4,000	\$420	\$2,633	\$1,367	\$2,226
31	Property/Fire/Liability Insurance	\$5,200	\$0	\$4,896	\$304	\$3,907
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	\$220	\$21,435	\$8,565	\$56,382
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	-\$1
39	H -Project Expenses	\$5,000	\$0	\$20,316	-\$15,316	\$1,500
40	B- Consulting Expense	\$15,000	\$0	\$22,000	-\$7,000	\$23,000
41	Great Lakes Cheese					\$55,500
42	Total Expenses	\$443,385	\$27,414	\$240,732	\$202,653	\$297,065
43						
44	Net Difference	\$23,615	-\$14,942	-\$65,427	\$90,925	\$199,114
45						
46	A-Yearly payment					
47	B- Includes Yearly payment and assistance with Cattaraugus DRI					
48	C- Includes payments due Harris Beach			I- Costs have increased and more projects than anticipated		
49	D- Includes IT invoices, accounting software, computer storage, monthly office cleaning, yearly window cleaning, lawn, flower,					
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

June 30, 2025

## ASSETS

## Current Assets

CATT CO. BANK	\$	216,917.36	
CATT. CO. CAPITAL RES. CORP.		53,603.71	
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			2,241,953.65

## 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	\$		2,488,503.39

## LIABILITIES AND CAPITAL

## Current Liabilities

NYS RETIREMENT LOAN ACCT.	\$	246.00	
Employee Health Ins Payable		3.00	
Federal Payroll Taxes		(9,163.08)	
NYS WITHHOLDING		4,937.02	
Social Security Tax Payable		3,067.05	
Medicare Withholding Tax Pay		1,605.66	
NYS PENSION-EMPLOYEE PORTION		287.31	
NYS Retirement Employer Portio		15,342.00	
Deferred Inflows		61,811.00	
accumulated amort lease asset		31,666.76	
ACCOUNTS PAYABLE		1,960.15	
ACCRUED PAYROLL		5,654.02	
ACCRUED PAYROLL TAXES		560.21	
Total Current Liabilities			117,977.10

## 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  
June 30, 2025

Total Liabilities		<u>230,785.10</u>
Capital		
Retained Earnings	2,013,073.52	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>(65,427.29)</u>	
Total Capital		<u>2,257,718.29</u>
Total Liabilities & Capital	\$	<u><u>2,488,503.39</u></u>



COUNTY OF CATTARAUGUS IDA

Balance Sheet

June 30, 2024

ASSETS

Current Assets

CATT CO. BANK	\$	298,320.65
CATT. CO. CAPITAL RES. CORP.		58,347.29
New CCB ISC Account 800027476		1,538,706.47
CD's		216,506.91
KeyBank Investment		114,137.83
PETTY CASH		75.21
SECURITY DEPOSIT - RENT		2,775.00
Accounts Receivable		10,000.00
lease asset		73,708.92
Deferred Outflows		79,305.00
lease liability		(56,156.72)
ACCTS RECEIVABLE		(4,023.14)

Total Current Assets 2,331,703.42

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 \$ 2,578,253.16

LIABILITIES AND CAPITAL

Current Liabilities

NYS RETIREMENT LOAN ACCT.	\$	(126.69)
Employee Health Ins Payable		3.00
Federal Payroll Taxes		(7,852.78)
NYS WITHHOLDING		4,199.85
Social Security Tax Payable		1,963.60
Medicare Withholding Tax Pay		459.23
NYS PENSION-EMPLOYEE PORTION		55.84
NYS Retirement Employer Portio		9,388.00
Deferred Inflows		10,002.00
accumulated amort lease asset		17,552.20
ACCOUNTS PAYABLE		1,885.40
ACCTS. PAYABLE SERV. AGREEME		15,000.00
ACCRUED PAYROLL		7,883.29

Total Current Liabilities 60,412.94

Long-Term Liabilities

Pension Liability	133,287.00
-------------------	------------

Total Long-Term Liabilities 133,287.00

Total Liabilities 193,699.94

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA  
Balance Sheet  
June 30, 2024

Capital		
Retained Earnings	1,875,367.40	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	199,113.76	
Total Capital		2,384,553.22
Total Liabilities & Capital	\$	2,578,253.16

**Certificates of Deposit/Savings Accounts  
as of June 30, 2025  
Cattaraugus County IDA and Capital Resource Corp.**

**County of Cattaraugus IDA Accounts:**

**CATTARAUGUS COUNTY BANK - Ladder Account**

<b>Date:</b>	<b>Amount:</b>	<b>Interest:</b>	<b>New Balance:</b>
3/12/24	**\$853,483.38		\$853,483.38
3/31/24	- \$5.00 fee charge	\$1,316.82	\$854,800.22
4/19/24 Deposit	\$685,146.11 (3 Five Star CDs)		<b>\$1,539,946.31</b> <b>(Breakdown below)</b>
4/23/24	\$865,000 to 5.20% CD	6 months (Exp. 10/23/24) <i>Interest: \$19,314.08</i>	\$884,314.08
9/30/24		<i>Interest: \$2,829.34</i>	\$887,143.42
10/24/24			<b><u>-\$100,000.42</u></b>
10/28/24	Funds moved to checking account		\$787,143.00 <i>*spilt into two CDs below*</i>
10/30/24	*New CD \$393,571.50 4.40% 6 months (Exp. 5/1/25)		
03/31/25	*Renewed Exp. 5/7/26 for 3.95 %	<i>Interest Paid:</i> \$4,231.84	\$400,692.58
6/30/25		<i>Interest Paid:</i> \$3,731.91	<b>\$404,424.49</b>
10/30/24	*New CD \$393,571.50 4.10%	12 months (Exp. 10/30/25)	
03/31/25	*Renewed Exp. 10/30/25 4.10 %	<i>Interest Paid:</i> \$3,945.69	\$400,212.68
6/30/25		<i>Interest Paid:</i> \$4,029.48	<b>\$404,242.16</b>
4/23/24	\$416,277.95 to 4.98% CD	12 months (Exp. 4/23/25)	
03/31/25	*Renewed Exp. 10/30/25 4.10%	<i>Interest Paid:</i> \$5,189.03	\$435,614.37
		<i>Interest Paid:</i> \$4,280.26.03	<b>\$439,894.63</b>

4/23/24	\$250,000 to 4.60 % CD	18 months (Exp. 10/23/25)	
03/31/25		<i>Interest Paid:</i> \$2,875.34	\$260,727.90
6/30/25		<i>Interest Paid:</i> \$2,501.70	\$263,229.60
<b>Total of Ladder Accounts:</b>			<b>Total: \$1,511,790.88</b>

***CCB Floating Accounts-Affiliated with Ladder CDs 476 above***

<b>Date:</b>	<b>Amount:</b>	<b>Interest:</b>	<b>Balance:</b>
03/31/25 Savings 476			\$ 2,383.10
06/30/25		\$16.37	\$2,399.47
Money Market 476 6/30/25		\$62.73	\$9,341.43

***\*COMMUNITY BANK- CD -510000578***

<b>Date:</b>	<b>Amount:</b>	<b>Interest Paid:</b>	<b>New Balance:</b>
12/31/23	\$216,507	\$3,687.31	\$220,194.31
6/11/24 6/11/24	\$220,194.31	\$735.17  7 Month CD Opened 6/14/24	\$220,929.48
6/11/24	<b>\$115,148.51 deposit</b> from KeyBank Investment Account deposited into same 7 Month CD above	4% (expires 1/14/25)	\$336,077.99
10/2/24		\$3,452.89	\$339,530.88
12/31/24		\$3,450.16	\$342,981.14
01/14/25		\$1,183.25  <b>CD renewed for 7 months at 3.5% (expires 08/14/25)</b>	\$344,164.49
03/31/25		\$3,024.50	\$347,188.99
6/30/25		\$2,065.04	<b>\$349,254.03</b>



## **Capital Resource Corp. Account**

### **CATTARAUGUS COUNTY BANK – Money Market Account**

<b>Date:</b>	<b>Amount:</b>	<b>Interest Paid</b>	<b>New Balance</b>
12/31/23	\$435,799.52		
3/12/24	-380,700.00 transferred to new CCB account		\$55,099.52
3/31/24	- \$5.00 fee charge	\$3,185.32	\$58,279.84
5/10/24	\$58,279.84		
6/30/24	-5.00 fee charge	\$72.45	\$58,347.29
9/30/24	-5.00 fee charge	\$73.33	\$58,415.62
11/30/24	-5,000 yearly administrative fee to CCIDA		\$53,415.62
12/31/24	-5.00 fee charge	\$70.41	\$53,481.03
03/31/25	-5.00 fee charge	\$65.94	\$53,541.97
6/30/25	-5.00 fee charge	\$66.74	<b>\$53,603.71</b>

***\*\*We do not receive interest notices on all accounts on a monthly basis.***

**Totals:**

**CCIDA:        \$1,872,785.81**

**CCCRC:       \$ 53,603.71**

## Fitzpatrick & Weller awarded \$800k U.S. Forest Service grant

Posted by Karen M. Koenig    July 23, 2025 | 10:43 am CDT



Photo By Fitzpatrick & Weller

**WASHINGTON, D.C.** – Fitzpatrick & Weller Inc. has been awarded an \$800,085 grant by the United States Forest Service. The hardwood lumber and dimension wood components producer said the funding will go towards installing advanced wood energy emissions control systems at two of its manufacturing facilities.

Founded in 1895 and based in Ellicottville, New York, [Fitzpatrick & Weller, Inc.](#) provides hardwood lumber and components including strips, edge-glue panels, glued up squares, mouldings as well as CNC parts for a variety of industries including furniture, kitchen cabinets, gifts/hobby, cutting boards, flooring, staircase parts, musical instruments and caskets.



*Photo: Fitzpatrick & Weller*

New York Congressman Nick Langworthy (NY-23) made the announcement on July 22.

"The hardwood and lumber industry are a backbone of our local economy, and I'm proud to have helped secure this federal grant for Fitzpatrick & Weller, Inc. to support rural job retention and advance sustainable forest management right here in Western New York," Congressman Langworthy said. 'Made in America' means something in the Southern Tier, and I will always stand with our manufacturers to strengthen our domestic supply chain. While New York's manufacturing sector continues to battle burdensome regulations, I'm committed to fighting for businesses like this one in Cattaraugus County to ensure American lumber production remains resilient and competitive."

"Congressman Langworthy was a huge advocate for us on this project, and we are very grateful for his commitment to protecting jobs in the hardwood industry here in the Southern Tier," said Greg Fitzpatrick, president of Fitzpatrick & Weller, Inc. "This grant is essential to our business and will allow us to invest in the necessary equipment to stay up to standard while continuing to operate, grow, and offer a truly American product from the forests of Cattaraugus County. Made in America means investing in America, and we are grateful to have the Congressman's support."



# 10,000 Cows and Rising: A New Chapter for New York Dairy

By Tanya Eadie - June 24, 2025



## 10,000 Cows and Rising: A New Chapter for New York Dairy

Two Mega-Dairies Mark a Historic First for the Empire State



### ***Two Mega-Dairies Mark a Historic First for the Empire State***

For generations, New York's dairy industry has been built on a foundation of small and mid-sized family farms — operations that remain vital to rural communities and regional supply chains. These farms have long shaped the state's identity as a top-three national dairy producer, with particular strength in fluid milk, yogurt, and cottage cheese.

Today, that legacy is expanding to include operations of unprecedented scale. For the first time, two farms in western New York — **Gardeau Crest Farms** in Perry and **Edelweiss Farms** in Freedom — have each reached or are nearing the **10,000-cow threshold**. Their emergence marks a new chapter in New York's dairy evolution — one defined by scale, efficiency, and strategic alignment with modern processing infrastructure. Rather than replacing tradition, these operations reflect the sector's ability to adapt while building on its core strengths.



### **Gardeau Crest Farms LLC – Perry, NY**

Located in Wyoming County, Gardeau Crest is the first dairy in the state to surpass 10,000 cows. Known for its high-throughput management and operational precision, the farm has made strategic investments in housing, automation, and labor systems to support efficient large-scale production. Its location near major processors further strengthens its position in the supply chain.

### **Edelweiss Farms, Inc. – Freedom, NY**

In Cattaraugus County, Edelweiss Farms is nearing the 10,000-cow mark, driven by the installation of a 120-cow rotary milking carousel and substantial facility upgrades. The expansion reflects the transformation of a long-standing dairy into a modern operation focused on automation, sustainability, and herd care. Edelweiss is aligning its growth with environmental priorities and operational resilience.

Together, these farms represent a new era of scale and sophistication in New York dairy. Their growth highlights the region's capacity to support large-scale operations while maintaining the values that have long defined the state's agricultural identity.

### **Why It Matters: A Turning Point for New York Dairy**

The emergence of mega-dairies marks a pivotal shift for New York — a state historically known for smaller, family-run herds and fluid milk production. While these farms remain essential to the industry, the success of larger operations reflects increasing confidence in New York's ability to support high-output dairying.

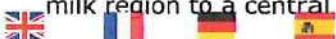
From land availability and infrastructure to reliable processor partnerships and transportation networks, the necessary conditions are aligning. This transformation parallels a broader trend: the Northeast is becoming more competitive in a space long dominated by the Midwest and West.

With proximity to major consumer markets, abundant water resources, and a strong focus on sustainability and innovation, New York is well-positioned to lead the next generation of dairy growth.

### **Processor Alignment: Driving Regional Growth**

Major dairy processors such as **Chobani**, **Fairlife**, and **Great Lakes Cheese** have significantly expanded their presence in New York and nearby states. These companies are not only boosting processing capacity but also incentivizing high-volume, consistent milk production from regional farms — creating stable demand that supports long-term investment.

This processor-farm alignment reflects the development of a fully integrated dairy supply chain. From barn to processing plant to retail shelf, New York is becoming a strategic hub for modern dairy logistics. The state's identity is shifting — from a legacy milk region to a central player in high-performance, market-driven dairy production.



## Supporting Trends Fueling Dairy Expansion

Several key trends are reinforcing New York's ability to support scaled dairying and strengthening its long-term agricultural viability:

- **Land Availability and Market Access:** Western and upstate New York offer relatively affordable land and proximity to high-density consumer markets. This lowers transportation costs and enables fresh product delivery.
- **Resource Efficiency and Innovation:** Many large farms are integrating **anaerobic digesters**, **solar systems**, and **automated nutrient management** tools. These technologies enhance operational efficiency while minimizing environmental impact.
- **Policy Support for Environmental Stewardship:** State and federal programs are promoting **methane reduction**, **carbon credit participation**, and **waste-to-energy initiatives**. These incentives help farms convert waste into renewable resources and support long-term sustainability.
- **Consumer Demand for Local Dairy:** Urban consumers, particularly in New York City, Boston, and Philadelphia, are driving interest in regionally sourced milk and specialty dairy products. This shift supports localized supply chains and strengthens the case for dairy expansion in the Northeast.

Together, these trends are not only fueling current growth — they are laying a foundation for a resilient, future-focused dairy sector.

## Sustainability in Focus

As dairies scale up, so does the focus on sustainability. Across New York, modern dairy operations are adopting **advanced waste management systems**, including **manure separation**, **anaerobic digestion**, and **nutrient recycling**. These efforts reduce greenhouse gas emissions while converting waste into renewable energy or fertilizer.

Farms are also enhancing **water reuse systems** and using **precision nutrient application** to safeguard soil and water health — boosting both productivity and public trust.

These practices align with New York's broader climate goals and are supported by programs encouraging **methane mitigation**, **carbon market participation**, and **energy-efficient innovation**. The state's policy landscape increasingly supports responsible growth, positioning large dairies as both economic drivers and environmental stewards.

By integrating sustainability into everyday operations, New York dairies are proving that scale and stewardship can go hand in hand — setting a model for the future of dairying in the region and beyond.



## **Conclusion: A New Era for New York Dairy**

The emergence of 10,000-cow dairies marks more than just a numeric milestone — it reflects a transformation in New York’s dairy identity. Long known for its legacy farms and leadership in cultured products, the state is now embracing scale, efficiency, and sustainability as central pillars of its future.

Farms like Gardeau Crest and Edelweiss are setting new benchmarks for production, innovation, and environmental responsibility. Their success illustrates how infrastructure, processor alignment, and market demand are converging to create a fertile environment for high-performance dairying in the Northeast.

From traditional barns to rotary parlors, New York is bridging its proud past with a forward-looking vision. The Empire State is no longer just a home for heritage dairying — it is emerging as a leader in **modern, scalable, and sustainable milk production**.

The next chapter of New York dairy is here — and it’s being written at scale.





New York State Comptroller  
**THOMAS P. DiNAPOLI**

# **Performance of Industrial Development Agencies in New York State**

---

**2025 Annual Report**

(Data for Fiscal Year Ending 2023)

June 2025



# Table of Contents

---

<b>Introduction</b>	<b>1</b>
<b>IDA Data for FYE 2023</b>	<b>2</b>
Number and Value of Projects .....	2
Tax Exemptions .....	3
Jobs .....	7
New IDA Projects.....	8
Conduit Debt.....	10
IDA Finances .....	11
<b>Local Development Corporations</b>	<b>12</b>
<b>Conclusion</b>	<b>13</b>
<b>Appendix A - Regional Statistics for IDAs</b>	<b>14</b>
<b>Appendix B - Selected Statistics</b>	<b>15</b>
<b>Notes</b>	<b>17</b>
<b>Local Government and School Accountability Contacts</b>	<b>19</b>

# Introduction

In 1969, the New York State Legislature authorized local governments to establish Industrial Development Agencies (IDAs) to support economic development in the state.<sup>1</sup> An IDA is a type of public benefit corporation that offers financial incentives to private companies to encourage local economic development. The goals of IDAs include increasing job opportunities and improving economic welfare within the municipality. In 2023, New York State had 106 active IDAs, including 56 county IDAs, one IDA for New York City and 49 IDAs operating within other cities, towns or villages. IDAs commonly fund their operations by charging fees to the businesses that receive financial assistance for projects.

IDA projects may be eligible to receive property and mortgage recording tax exemptions, as well as exemptions from state and local sales taxes on certain eligible purchases. Projects may also qualify for tax-exempt financing through the IDA. The tax exemptions that IDAs grant to projects can, at least temporarily, reduce the tax base of local governments and school districts where projects are located. Such exemptions may not reduce the revenue received by local governments but may in some cases lead to increases in taxpayer bills.

This report summarizes the unaudited data reported by IDAs for local fiscal years ending in 2023 – referred to hereafter as “2023” – in the Public Authorities Reporting Information System (PARIS).<sup>2</sup> Most IDAs operate on a calendar-year schedule. However, several, including the New York City IDA, operate on a non-calendar fiscal year.<sup>3</sup> The data presented in this report is not independently verified by the Office of the New York State Comptroller (OSC).<sup>4</sup> This report also contains information on Local Development Corporations (LDCs), a related type of local authority.

A more detailed statewide and regional view of summary-level IDA data can be found on OSC’s website at: <https://www.osc.ny.gov/local-government/industrial-development-agencies-new-york-state>.

OSC helps to ensure the transparency and accountability of IDA operations in several ways, including publishing all financial and project data reported by IDAs on its **Financial Data for Local Governments** web portal and performing audits of the operations of individual IDAs. IDAs are required to report all financial and active project data in PARIS within 90 days following the close of a fiscal year.<sup>5</sup> For completed projects, data must be submitted within 30 days of project completion.<sup>6</sup> IDAs that fail to comply with reporting standards may lose the authority to provide exemptions from state taxes.<sup>7</sup>

## 2023 IDAs BY THE NUMBERS

**106**

Active IDAs

**4,282**  
Projects

**\$136 billion**  
Total Project Value

## NET TAX EXEMPTIONS

**\$2 billion**

Total Tax Exemptions

**– \$883 million**

Payments in Lieu  
of Taxes (PILOTs)

**\$1.1 billion**

Net Tax Exemptions

## IDA CONDUIT DEBT

**\$5.7 billion**

Debt Outstanding

## JOBS DATA

**202,706**

Jobs to Be Created

**\$43,000**

Median Salary

**208,061**

Jobs to Be Retained

**\$46,668**

Median Salary

**226,827**

Net Jobs Gained

## IDA FINANCES

**\$99.8 million**

Revenues

**\$88.5 million**

Expenses



# IDA Data for FYE 2023

## Number and Value of Projects

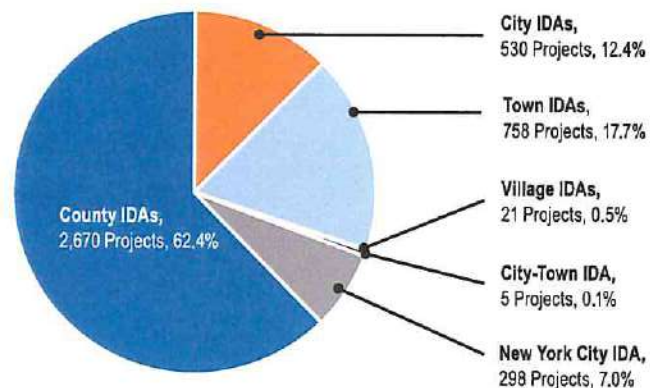
IDAs generally provide incentives for an economic development project by entering into an agreement with a private company (in many cases a developer) that becomes the project operator.<sup>8</sup> As part of this agreement, the project operator transfers any relevant property titles to the IDA. Since IDAs are tax-exempt and have access to the municipal bond market, they can confer these benefits to project operators. Typically, once a project is completed, the title to any real property then reverts to the project operator.

In 2023, New York's 106 IDAs reported 4,282 active projects, slightly less than the 4,320 in 2022. The combined value of all 2023 projects was \$136 billion, up 3.1 percent over the prior year, when project value totaled \$132 billion. As Figure 1 shows, a majority (62.4 percent) of all projects in 2023 were county IDA projects, followed by town IDA projects (17.7 percent) and city IDA projects (12.4 percent) excluding New York City.

As Figure 2 shows, the total value of all IDA projects, as well as the average value of projects, steadily increased from 2013 to 2023, while the number of projects gradually decreased over the same period.

**FIGURE 1**  
Number of IDA Projects by Local Government Class, 2023

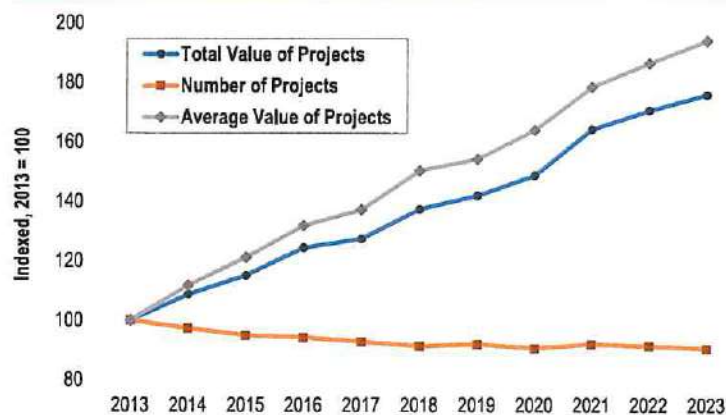
4,282 Total Active Projects



Note: Percentages may not total 100 due to rounding.

Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

**FIGURE 2**  
Cumulative Change in Total Value, Average Value and Number of Active IDA Projects, 2013-2023 (Indexed, 2013 = 100)



Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

---

## Tax Exemptions

---

IDAs generally provide financial assistance by entering into a “straight lease” transaction with the project operator. In this practice, the IDA provides real property tax exemptions by taking title to the land, improvements or real property, and leasing said property back to the project operator. The project operator typically agrees to remit payments in lieu of taxes (PILOTs), which is when the operator pays an amount equal to some, or all, of the real property or other taxes that would have been levied if the project were not tax-exempt due to IDA involvement. PILOT payments are made to the affected taxing jurisdictions by the project operator, or by the IDA as a pass-through, in accordance with the terms of the agreement. IDAs are also able to provide state and local sales tax exemptions to a project operator for any purchases necessary to build or equip the project.

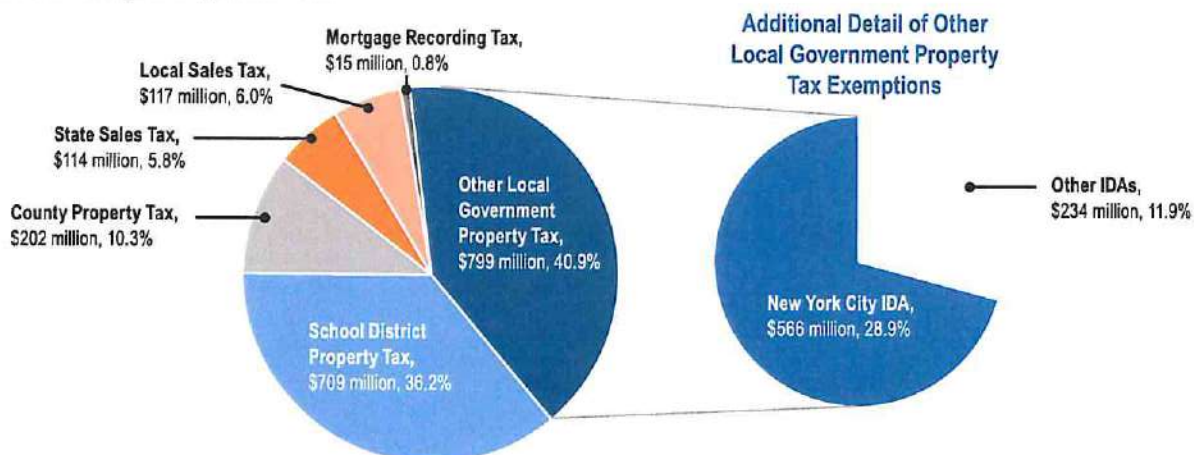
In 2023, total tax exemptions for IDA projects were just under \$2 billion, up 0.3 percent over 2022. This growth was equivalent to \$5.3 million, the smallest year-over-year increase since 2015. Property tax exemptions are consistently the largest category of tax exemption for counties and school districts, as well as “other local governments”: towns, villages and cities, together with New York City and the “Big 4” cities of Buffalo, Rochester, Syracuse and Yonkers with fiscally dependent school districts.<sup>9</sup>

Figure 3 shows that in 2023, aggregate property tax exemptions amounted to \$1.7 billion, reflecting 87.4 percent of total exemptions granted to IDA projects. State and local sales tax exemptions totaled \$231 million, comprising 11.8 percent of exemptions overall.

The New York City IDA granted over \$576 million in total tax exemptions in 2023, representing 29.5 percent of all exemptions granted by IDAs statewide. Property tax exemptions accounted for nearly all (98.1 percent) of the exemptions in New York City, with the remaining mostly coming from sales tax exemptions.

**FIGURE 3**  
**Total IDA Tax Exemptions by Type of Tax, 2023**

Total Tax Exemptions \$1.96 Billion



Note: Numbers and percentages may not sum to their respective totals due to rounding.

Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.



---

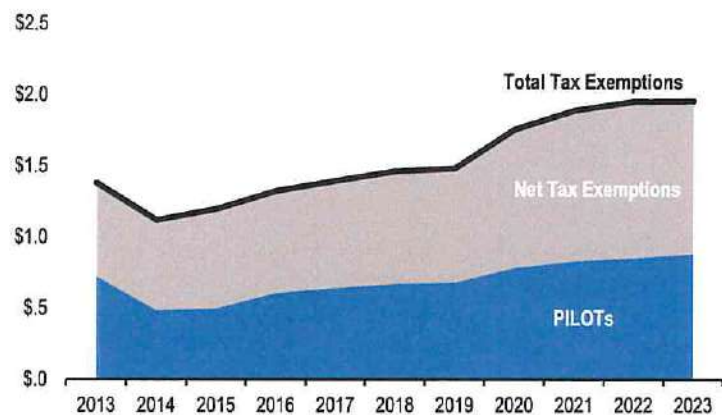
## Net Tax Exemptions

---

PILOT payments are intended to at least partially offset the tax exemptions granted to IDA projects, including property, sales and mortgage recording tax exemptions. "Net tax exemptions" are what remain after subtracting PILOTs from overall tax exemptions. In 2023, a total of \$883 million in PILOT payments offset nearly \$2 billion in exemptions, resulting in a net tax exemption of \$1.1 billion, down 2.2 percent from 2022. In some cases, a net tax exemption may not result in a reduction in property tax revenue received by an affected taxing jurisdiction. For example, exemptions granted to an IDA property not previously producing tax revenue (that is, real property that was not on a local government's tax roll prior to the approval of the project by the IDA) would not result in an overall negative impact to local tax revenues.

From 2013 to 2023, PILOT payments represented more than 40 percent of total tax exemptions in any given year, averaging 45.4 percent annually, although this share has shrunk in recent years. (See Figure 4.) The average annual growth rate for net tax exemptions was 5.1 percent from 2013 to 2023, compared to 2.0 percent for PILOTs and 3.6 percent for exemptions overall.<sup>10</sup>

**FIGURE 4**  
**Total Tax Exemptions, PILOTs and Net Tax Exemptions for IDAs, 2013-2023 (in Billions)**



**Notes:** "PILOTs" are payments in lieu of taxes. "Net tax exemptions" are total tax exemptions minus PILOTs.

**Source:** Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

## Tax Exemptions by Project Purpose

IDAs are required to report the primary purpose of every project in PARIS, which includes, among others, the categories of manufacturing, construction, services, retail trade, clean energy and civic facilities.

As shown in Figure 5, total net tax exemptions per project declined slightly statewide, from \$254,023 in 2022 to \$250,676 in 2023. Five individual categories experienced a drop in net exemptions per project, year over year, with clean energy seeing the largest decrease at 56.3 percent, followed by transportation, communication, electric, gas and sanitary (35.9 percent) and continuing care retirement communities (24.6 percent).

Clean energy had the second highest net tax exemptions per project in 2022 of all categories at \$484,675, but in 2023 it was the fourth lowest (\$211,622). Most of the decline in net tax exemptions per project was the result of a single project receiving \$33 million less in exemptions in 2023 compared to 2022. Additionally, the number of clean energy projects increased 44.6 percent, from 130 to 188, without a significant change in total net tax exemptions. Clean energy is the newest of the project categories and was first reported by IDAs in 2020. Since then, these projects have increased nearly 700 percent (from 2020 to 2023). Because clean energy projects are early in their lifecycle, the median project approval year is 2021 and median planned end year is 2042.<sup>11</sup>

**FIGURE 5**

**Net Tax Exemptions per IDA Project by Project Purpose Category, 2022 and 2023**

Project Purpose	Number of Projects 2022	Number of Projects 2023	Percentage Change in Number of Projects	Net Exemptions Per Project 2022	Net Exemptions Per Project 2023	Percentage Change in Net Exemptions Per Project
Agriculture, Forestry and Fishing	22	19	-13.6%	\$96,419	\$106,994	11.0%
Civic Facility	124	111	-10.5%	\$58,011	\$68,511	18.1%
Clean Energy	130	188	44.6%	\$484,675	\$211,622	-56.3%
Construction	545	532	-2.4%	\$278,134	\$307,437	10.5%
Continuing Care Retirement Communities	25	24	-4.0%	\$283,658	\$213,761	-24.6%
Finance, Insurance and Real Estate	523	552	5.5%	\$413,359	\$407,217	-1.5%
Manufacturing	1,033	987	-4.5%	\$93,205	\$105,509	13.2%
Retail Trade	178	165	-7.3%	\$250,068	\$294,240	17.7%
Services	645	597	-7.4%	\$254,729	\$306,691	20.4%
Transportation, Communication, Electric, Gas and Sanitary Services	246	239	-2.8%	\$533,761	\$342,100	-35.9%
Wholesale Trade	243	229	-5.8%	\$240,409	\$251,920	4.8%
Other Categories	606	639	5.4%	\$256,403	\$242,985	-5.2%
<b>Total</b>	<b>4,320</b>	<b>4,282</b>	<b>-0.9%</b>	<b>\$254,023</b>	<b>\$250,676</b>	<b>-1.3%</b>

**Source:** Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.



---

In 2023, for the second straight year, manufacturing had the second lowest net tax exemptions per project (\$105,509) while also representing the largest number of projects (987) reported by IDAs, accounting for 23 percent of all projects statewide. A number of active manufacturing projects appear to be winding down, however, as the median planned end year is 2029.

The civic facility category had the lowest net tax exemptions per project of any category in 2023 at \$68,511, and the third lowest number of projects (111) reported by IDAs. Active civic facility projects have been declining for several years, with no new projects reported since the provision authorizing IDAs to finance civic facilities expired in January of 2008.<sup>12</sup> In 2023, these projects had an average lifespan of 24 years.<sup>13</sup>

## Monitoring IDA Projects

In 2015, legislation was enacted to increase the accountability and improve the efficiency and transparency of the operations of IDAs.<sup>14</sup> The law requires IDAs to develop standard application forms, establish uniform evaluations and selection criteria, and execute uniform project agreements with project operators. Additionally, the law requires IDAs to assess the progress of each project annually, and to develop policies for the return of all or a part of the financial assistance (including tax exemptions) provided for a project (commonly referred to as a “claw back” or recapture). These claw backs would occur under specified circumstances that may include material shortfalls in job creation. The policies would also cover the suspension or discontinuance of financial assistance, or the modification of any PILOT agreement to require increased payments under conditions specified in the policies, which could include material violations of a project agreement.

IDAs have been reporting whether they have claw back agreements since shortly after the 2007 implementation of PARIS. For 2015, 15.6 percent (17 of 109) of active IDAs reported having no claw back agreements; however, by 2023, the share had fallen to 6.6 percent (7 of 106 active IDAs).<sup>15</sup>

---

## Jobs

One of the principal purposes of an IDA is to advance the job opportunities and economic welfare of the residents within the hosting municipality. This can, at least partially, be measured by determining whether an IDA project has increased job opportunities in the affected community. To monitor job creation, project operators are required to submit job attainment goals – estimated jobs created and retained, etc. – when applying for IDA assistance, and to track the number of current full-time equivalent (FTE) employees during each year of the project.

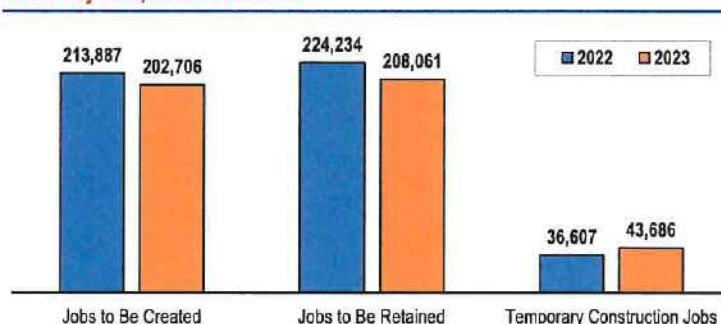
To track the number of net jobs gained over the lifespan of a project, the project operator is required to report to the IDA the total number of employees at the beginning of the project (i.e., jobs before IDA status) and current employment every year until the end of the project. PARIS then calculates the difference as of the report year, excluding temporary construction jobs.

In 2023, project operators estimated that 202,706 jobs would be created by all active IDA projects. (See Figure 6). This number, however, declined 5.2 percent from 2022, reflecting 11,181 fewer jobs, although the median salary for these jobs increased slightly – from \$42,000 in 2022 to \$43,000 in 2023.

Similarly, the reported number of jobs to be retained decreased by 7.2 percent from 2022 to 2023, with the median salary for these jobs increasing from \$45,430 to \$46,668. In contrast, estimated temporary construction employment increased 19.3 percent, year over year, to 43,686 jobs in 2023.

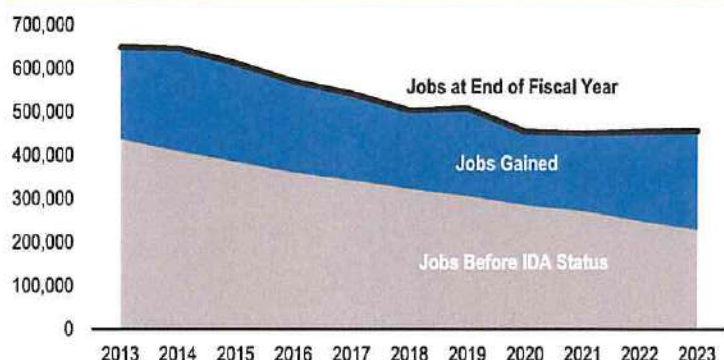
As shown in Figure 7, IDAs reported 226,827 net jobs gained in 2023, the highest number since 2014, for an increase of 11.1 percent compared to 2022. Over 61 percent of all projects in 2023 had a higher number of jobs than the amount that the project operators reported before obtaining IDA status.<sup>16</sup> While overall jobs gained have increased in recent years, from 2013 to 2023 the total number of jobs before IDA approval decreased by 47.5 percent and the number of jobs reported at the end of the fiscal year decreased by 29.6 percent.

**FIGURE 6**  
Estimated Jobs to Be Created or Retained Over the Life of Active IDA Projects, 2022 and 2023



Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

**FIGURE 7**  
Net Jobs Gained by IDAs Over Time, 2013-2023



Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.



## New IDA Projects

In 2023, IDAs reported 215 new projects with a combined value of \$7.4 billion, representing 5 percent of total projects statewide and 5.5 percent of total project value for that year.<sup>17</sup>

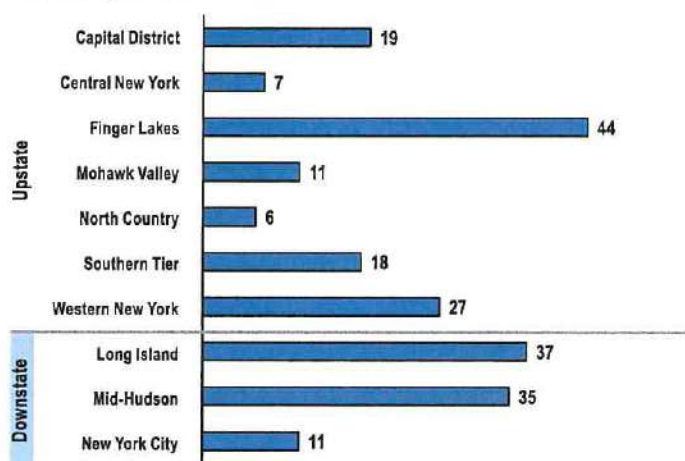
Figure 8 shows that a majority of new projects in 2023 were located in New York's seven upstate regions (132), with the remaining projects (83) in the three downstate regions, including New York City. By region, the largest number of new projects was in the Finger Lakes (44), followed by Long Island (37), Mid-Hudson (35) and Western New York (27).<sup>18</sup>

Most (29 of 44) of the new projects in the Finger Lakes were reported by the Monroe County IDA, which also reported the most new projects of any IDA in 2023. These projects had a combined value of \$1.2 billion, created an estimated 296 new jobs and retained an additional 866 jobs.

As shown in Figure 9, the Mid-Hudson had the highest aggregate value of new projects of any region. In fact, four regions stand out in terms of having high total values for new projects compared to other regions: Mid-Hudson (\$2.4 billion), Finger Lakes (\$1.8 billion), Long Island (\$1.4 billion) and Western New York (\$832 million). Conversely, New York City and the North Country each had under \$100 million in total new project value in 2023.

**FIGURE 8**  
Number of New IDA Projects by Region, 2023

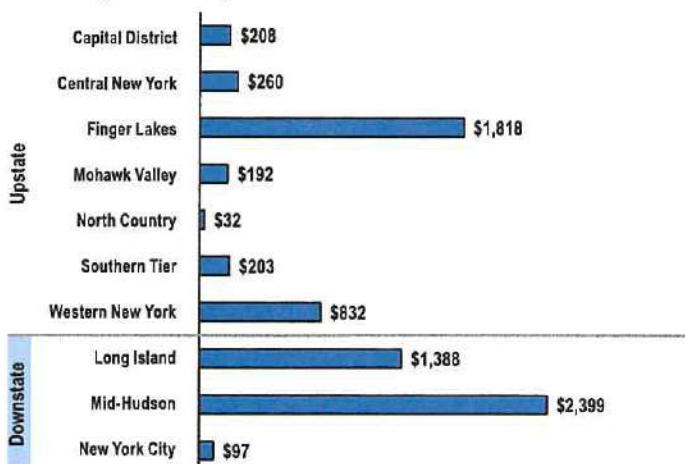
Total New Projects: 215



Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

**FIGURE 9**  
Total Project Value of New IDA Projects by Region, 2023 (in Millions)

Total New Project Value: \$7.4 Billion



Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

---

## New IDA Projects of Interest Around the State

---

### Capital District

- **Colonie Town IDA** – Lincoln Avenue Development, LLC entered into a straight lease agreement with the IDA for the execution of phase 1A of its redevelopment plan for the Lincoln Avenue Brownfield.<sup>19</sup> The project calls for the construction of two mixed-use commercial distribution and warehouse buildings in keeping with the Town of Colonie's comprehensive plan to revitalize vacant and abandoned property into useable industrial spaces.<sup>20</sup> This project is valued at \$24 million, is estimated to create 52 new jobs, and has no tax exemptions.

### Central New York

- **Oswego County IDA** – Felix Schoeller North America, a manufacturer of specialty paper products in the town of Pulaski, entered into a straight lease agreement with the IDA to finalize the expansion and enhancement of its facility to produce siliconized release liners.<sup>21</sup> The project is valued at \$24 million, is estimated to retain 145 jobs, and has \$105,753 in net tax exemptions.

### Western New York

- **Chautauqua County IDA** – Cummins Inc., the largest private employer in Chautauqua County with over 1,500 workers at its Jamestown Engine Plant in the town of Busti, entered into a tax exemption agreement with the IDA to expand its manufacturing capabilities.<sup>22</sup> The project is valued at over \$452 million, is estimated to create 75 new jobs at an average salary of over \$80,000, and has \$70,836 in net tax exemptions.

### Southern Tier

- **Broome County IDA** – The 200 Court Street Apartments Housing Development Fund Corporation entered into a straight lease agreement with the IDA to convert a vacant building in the city of Binghamton into 111 affordable housing units.<sup>23</sup> The project is valued at \$43.6 million, is estimated to create 12 new jobs, and has no tax exemptions.

### North Country

- **St. Lawrence County IDA** – Dimension Energy, LLC entered into a straight lease agreement with the IDA to develop a 5-megawatt solar array on 32 acres of land in the town of Canton beginning in November 2024.<sup>24</sup> This clean energy project is valued at \$11 million, has no estimated jobs created or retained, and has no tax exemptions.



## Conduit Debt

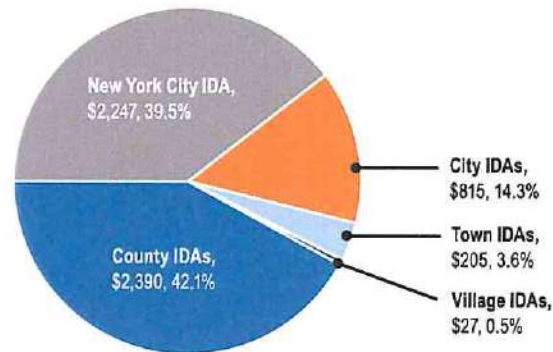
IDAs may issue bonds on behalf of a project operator to help finance project costs as part of their package of financial incentives, although the repayment of these bonds is solely the responsibility of the project operator. The initial amount for each bond issue is reported at the project level; however, the amount of conduit debt outstanding at the end of each year is available only at the IDA level.

As Figure 10 shows, IDAs reported \$5.7 billion in total conduit debt outstanding in 2023. County IDAs held the largest amount of conduit debt by class at \$2.4 billion, which represented 42.1 percent of all conduit debt. The New York City IDA held 39.5 percent of all conduit debt, amounting to over \$2.2 billion, with \$1.6 billion of that debt belonging to only two projects: Yankee Stadium and Citi Field (Queens Ballpark Company LLC).<sup>25</sup>

Since the provision authorizing IDAs to undertake civic facility projects lapsed in 2008, the amount of conduit debt held by IDAs has continued to decline each year, while the opposite is true for LDCs. From 2013 to 2023, total IDA conduit debt outstanding decreased 62.7 percent (\$9.5 billion), while the conduit debt held by LDCs increased 188 percent, or just over \$10.5 billion, with the amount outstanding in 2023 close to three times more than the amount outstanding for IDAs.<sup>26</sup> (See Figure 11.)

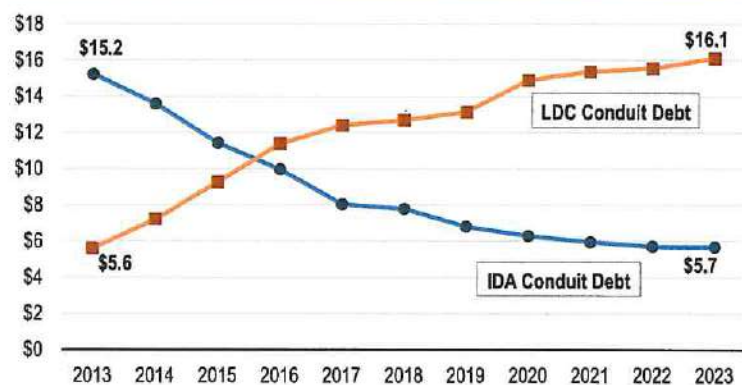
**FIGURE 10**  
IDA Conduit Debt Outstanding by Class, 2023 (in Millions)

Total Conduit Debt Outstanding \$5.7 Billion



Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

**FIGURE 11**  
IDA and LDC Conduit Debt Outstanding, 2013 to 2023 (in Billions)



Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

## IDA Finances

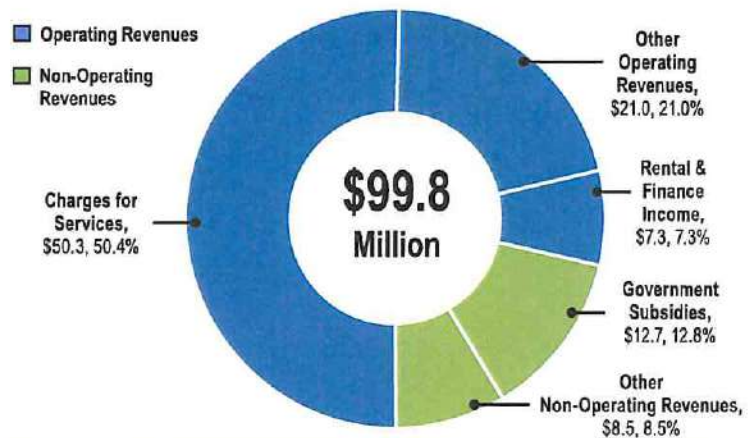
A large portion of IDA operations is funded through fees paid by project operators. This source of revenue (charges for services) comprised just over half of the \$99.8 million in total IDA revenues for 2023, with the remainder of revenue coming from other sources, including rental income from properties owned by IDAs (7.3 percent of the total) as well as subsidies and grants from government sources (12.8 percent). (See Figure 12.)

The Genesee County IDA generated over \$9 million in revenues in 2023, which represented a 43.6 percent year-over-year increase. This revenue increase was due to the sale of property, the receipt of grants, closing fees and additional fees from previous projects that received increased exemptions.<sup>27</sup> The Monroe County IDA reported the second highest revenues in 2023 at \$6.8 million, of which nearly 87 percent came from fees charged for tax exemption services.<sup>28</sup>

As shown in Figure 13, IDA expenditures totaled \$88.5 million in 2023, with operating expenses comprising over three fourths of overall spending. The New York City IDA reported the highest total expenditures of any IDA at \$6.6 million, accounting for 7.5 percent of all IDA expenses in 2023.

The largest operating category of expenditures in 2023 was professional service contracts, such as accounting, legal or marketing services. Total non-operating spending included grants and donations awarded by IDAs, subsidies made to other public authorities, and interest or finance charges.

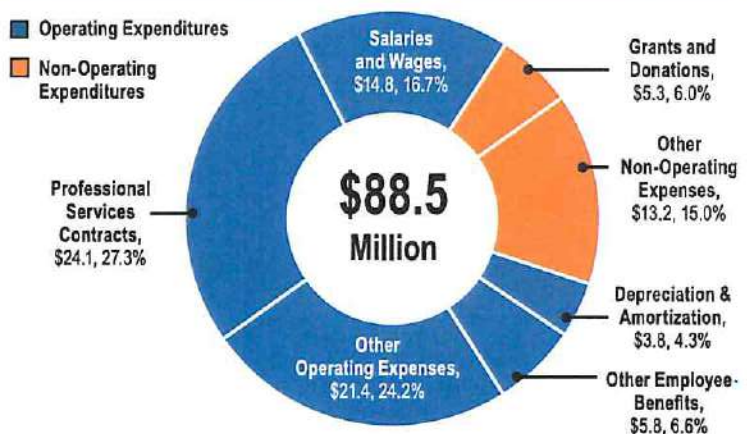
**FIGURE 12**  
**IDA Revenues by Source, 2023 (in Millions)**



Note: Other non-operating revenues include investment earnings.

Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.

**FIGURE 13**  
**IDA Expenditures by Item, 2023 (in Millions)**



Note: Percentages may not sum to 100 due to rounding.

Source: Public Authorities Reporting Information System, with calculations by the Office of the New York State Comptroller.



# Local Development Corporations (LDCs)

---

LDCs are another type of local entity that, like IDAs, may undertake economic development projects. Unlike IDAs, however, LDCs are not individually established by state law. Instead, they are private not-for-profit corporations established by and for the benefit of local governments in compliance with Not-For-Profit Corporation Law for economic development or other public purposes.<sup>29</sup>

LDCs can construct, acquire, rehabilitate and improve industrial or manufacturing plants, provide financial assistance for those projects, acquire real and personal property, issue debt and foster and encourage the location or expansion of industrial or manufacturing plants in the area where the LDC's operations are primarily conducted. However, LDCs cannot provide tax exemptions.

As of the release of this report, there are approximately 354 active LDCs in New York State.<sup>30</sup> Although OSC does not review or verify LDC data, it does post self-reported LDC data from PARIS on its website for public information. This LDC data is available under "Other Local Government Data" on OSC's website at: [www1.osc.state.ny.us/localgov/finddata/financial-data-for-local-governments.cfm](http://www1.osc.state.ny.us/localgov/finddata/financial-data-for-local-governments.cfm).

In 2019, the state granted OSC audit authority over LDCs deemed to be under control of municipalities or IDAs.<sup>31</sup> Visit OSC's **Audits of Local Governments** web page to view or download OSC's performance audit reports on LDCs.



# Conclusion

---

IDAs are one of the most powerful financial incentive tools available for local governments to attract and retain businesses as well as to increase job opportunities in their communities. In 2023, IDAs granted nearly \$2 billion in total tax exemptions to projects, which were partially offset by \$883 million in PILOT payments, resulting in net tax exemptions of \$1.1 billion.

Recent increases in property values and construction costs have contributed to rising IDA project values, which reached new highs in 2023 (nearly \$136 billion) despite the number of active projects continuing to fall over time.<sup>32</sup> Meanwhile, the employment-related benefits of IDA projects have shifted from job creation towards job retention. The estimated number of new jobs created by IDA projects (202,706) was the lowest in the past decade, while the net job change (226,827) for 2023 was the highest it has been since 2014.

With proper planning and oversight, IDAs can provide numerous benefits to their hosting municipalities. Care is warranted as agreements with project operators that reduce real property taxes for IDA projects can shift this tax burden onto other taxpayers. Local officials and other stakeholders should remain vigilant in monitoring the costs and benefits associated with IDA projects to ensure that these investments yield positive results for the communities that subsidize them.

Future OSC reports and audits will continue to focus on IDA performance and oversight, as well as the impact of any new reporting requirements.

## IDA Resources

OSC's Industrial Development Agency Information webpage  
[www.osc.state.ny.us/local-government/resources/industrial-development-agency-information](http://www.osc.state.ny.us/local-government/resources/industrial-development-agency-information)  
contains links to information about IDAs, including:

- Resources to assist IDAs in **filing** their annual reports on PARIS;
- IDA **data** as reported to OSC and the New York State Authorities Budget Office;
- OSC **publications** covering IDAs and other public authorities, including previous annual performance reports; and
- OSC **performance audits** that can help IDAs improve program performance and operations, reduce costs and contribute to public accountability.<sup>33</sup>

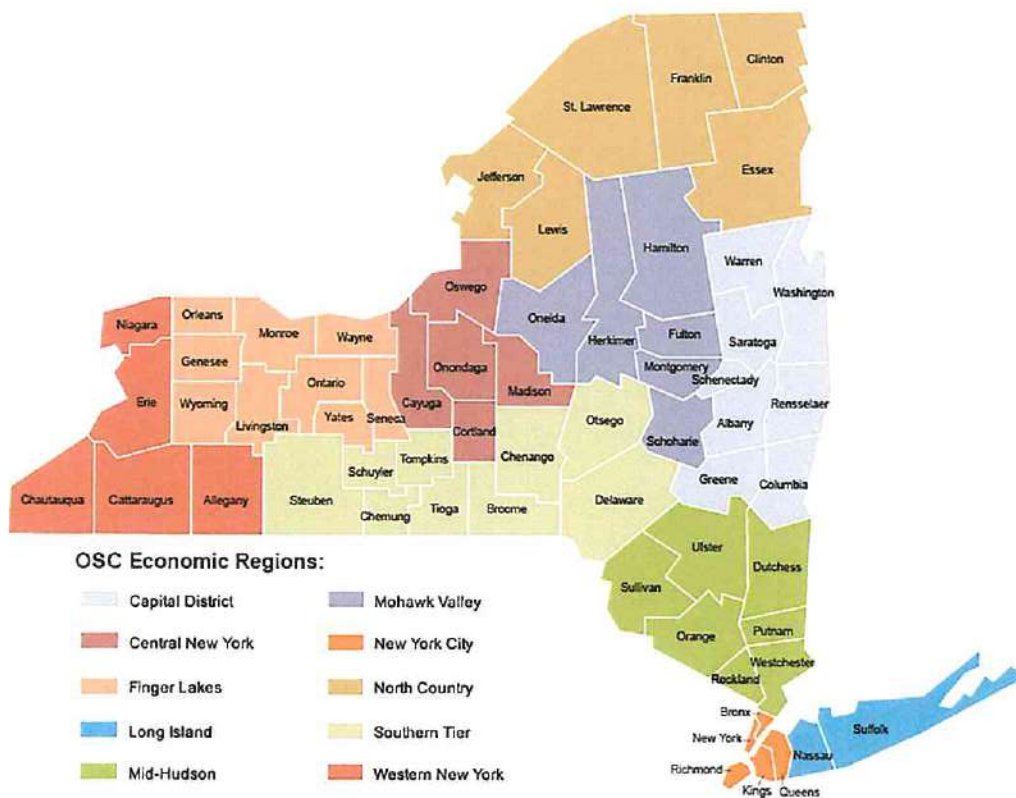


# Appendix A - Regional Statistics for IDAs

IDA Data by Region, Fiscal Year Ending in 2023

Region	Project Count	Net Tax Exemptions (Millions)	Net Tax Exemptions per Capita	Net Jobs Gained	Net Tax Exemptions per Jobs Gained	Expenses (Millions)	Expenses per Project	Conduit Debt Outstanding (Millions)	Authority Debt Outstanding (Millions)
Capital District	397	\$76.1	\$68.6	12,639	\$6,023	\$ 10.7	\$26,916	\$161.6	\$0.0
Central New York	294	\$61.0	\$78.8	13,321	\$4,582	\$ 7.7	\$26,323	\$602.5	\$28.7
Finger Lakes	673	\$85.9	\$71.1	21,294	\$4,035	\$ 12.4	\$18,430	\$738.8	\$0.0
Long Island	857	\$250.1	\$85.8	45,862	\$5,452	\$ 9.6	\$11,215	\$463.8	\$166.6
Mid-Hudson	538	\$181.8	\$75.5	38,184	\$4,761	\$ 7.8	\$14,453	\$677.5	\$0.2
Mohawk Valley	190	\$28.7	\$67.6	4,839	\$5,929	\$ 4.0	\$21,166	\$35.4	\$1.2
New York City	298	\$254.1	\$30.3	62,260	\$4,082	\$ 6.6	\$22,184	\$2,246.6	\$0.0
North Country	166	\$18.5	\$45.3	1,431	\$12,926	\$ 8.9	\$53,458	\$46.7	\$0.5
Southern Tier	314	\$50.9	\$73.7	6,179	\$8,245	\$ 10.1	\$32,323	\$6.3	\$2.3
Western New York	555	\$66.2	\$47.1	20,818	\$3,180	\$ 10.6	\$19,101	\$704.7	\$5.5
<b>All IDAs</b>	<b>4,282</b>	<b>\$1,073.4</b>	<b>\$54.4</b>	<b>226,827</b>	<b>\$4,732</b>	<b>\$88.5</b>	<b>\$20,661</b>	<b>\$5,683.8</b>	<b>\$205.0</b>

Sources: Public Authorities Reporting Information System and the U.S. Census Bureau, 2023 Population Estimates, with calculations by the Office of the New York State Comptroller.



# Appendix B - Selected Statistics

## Selected Statistics by IDA, Fiscal Year Ending in 2023 – Counties

IDA	Project Count	Total Project Value (Millions)	Total Tax Exemptions (Millions)	Total PILOTs (Millions)	Total Net Tax Exemptions (Millions)	Estimated Jobs to Be Created	Estimated Jobs to Be Retained	Full-Time Equivalent Jobs before IDA	Current Full-Time Equivalent Jobs	Net Jobs Gained	IDA Expenses (Millions)
Albany County	9	\$379.3	\$6.4	\$0.05	\$6.3	1,025	948	948	2,111	1,163	\$2.48
Allegany County	22	\$141.1	\$2.6	\$0.54	\$2.1	198	275	275	482	207	\$0.47
Broome County	55	\$1,414.7	\$20.6	\$7.02	\$13.6	1,334	1,021	1,085	1,872	787	\$2.02
Cattaraugus County	56	\$801.1	\$15.2	\$0.76	\$14.5	837	1,556	1,598	2,182	584	\$0.64
Cayuga County	13	\$363.6	\$1.6	\$0.51	\$1.1	286	394	394	645	251	\$0.14
Chautauqua County	51	\$1,544.8	\$17.0	\$2.02	\$15.0	747	3,102	3,102	3,372	270	\$1.87
Chemung County	49	\$431.1	\$10.4	\$2.48	\$7.9	794	1,184	1,400	2,203	803	\$2.30
Chenango County	10	\$402.7	\$2.5	\$0.80	\$1.7	112	78	352	1,337	985	\$0.20
Clinton County	30	\$1,022.9	\$4.4	\$2.84	\$1.5	289	400	400	836	436	\$0.23
Columbia County	3	\$9.9	\$0.4	\$0.07	\$0.3	38	0	0	48	48	\$0.03
Cortland County	18	\$166.8	\$1.8	\$0.58	\$1.2	239	454	454	700	246	\$0.09
Delaware County	9	\$124.0	\$2.0	\$1.33	\$0.6	312	150	150	455	305	\$1.04
Dutchess County	53	\$2,749.0	\$63.5	\$14.13	\$49.3	2,843	565	565	12,131	11,566	\$0.68
Erie County	145	\$4,799.1	\$25.5	\$10.34	\$15.2	3,446	15,942	24,909	38,363	13,454	\$3.94
Essex County	13	\$144.3	\$1.3	\$0.13	\$1.2	132	104	104	916	812	\$0.73
Franklin County	13	\$249.4	\$7.0	\$1.38	\$5.6	43	7	56	34	-22	\$0.43
Fulton County	5	\$110.1	\$1.9	\$0.84	\$1.1	230	170	170	288	118	\$0.13
Genesee County	77	\$1,176.8	\$14.2	\$3.11	\$11.1	1,411	491	886	2,439	1,553	\$3.17
Greene County	11	\$358.3	\$4.6	\$1.74	\$2.8	619	31	31	743	712	\$1.15
Hamilton County*	-	-	-	-	-	-	-	-	-	-	\$0.02
Herkimer County	30	\$583.3	\$8.3	\$2.28	\$6.0	694	880	897	1,574	677	\$1.99
Jefferson County	43	\$496.4	\$3.3	\$1.09	\$2.2	260	824	838	792	-46	\$4.24
Lewis County	22	\$630.6	\$11.7	\$5.15	\$6.5	95	256	256	284	28	\$0.54
Livingston County	41	\$745.7	\$11.4	\$2.01	\$9.4	699	529	544	2,402	1,858	\$0.33
Madison County	15	\$180.9	\$1.9	\$0.65	\$1.3	340	110	110	414	304	\$0.38
Monroe County	338	\$6,365.7	\$55.0	\$19.56	\$35.5	3,256	15,789	21,286	34,254	12,968	\$3.92
Montgomery County	8	\$367.4	\$2.4	\$2.97	-\$0.6	626	453	453	1,031	578	\$0.67
Nassau County	167	\$5,035.5	\$149.3	\$65.60	\$83.7	7,438	11,584	11,626	25,828	14,202	\$2.65
Niagara County	131	\$1,220.2	\$18.3	\$8.40	\$9.9	6,288	4,083	4,468	6,411	1,944	\$1.72
Oneida County	93	\$1,789.0	\$20.2	\$5.66	\$14.5	1,440	5,264	5,396	7,135	1,740	\$0.34
Onondaga County	82	\$1,726.8	\$22.0	\$8.96	\$13.0	3,164	3,897	5,224	10,848	5,624	\$5.29
Ontario County	50	\$573.3	\$13.2	\$5.53	\$7.7	805	2,483	2,483	4,282	1,800	\$1.09
Orange County	39	\$2,056.8	\$23.7	\$10.74	\$13.0	4,736	1,268	1,331	5,467	4,136	\$0.91
Orleans County	13	\$180.9	\$2.0	\$1.23	\$0.8	398	208	571	728	157	\$0.62
Oswego County	84	\$1,547.3	\$49.6	\$39.14	\$10.4	1,315	2,433	2,448	4,120	1,672	\$0.97
Otsego County	12	\$124.7	\$2.0	\$0.68	\$1.4	74	639	653	406	-247	\$0.65
Putnam County	5	\$239.0	\$1.9	\$0.63	\$1.2	176	601	601	1,215	614	\$0.08
Rensselaer County	57	\$1,572.0	\$24.7	\$11.37	\$13.3	1,359	2,065	2,159	7,304	5,145	\$2.41
Rockland County	48	\$2,616.0	\$31.7	\$8.75	\$22.9	1,284	2,195	2,204	2,912	709	\$0.49
Saratoga County	37	\$8,108.4	\$14.2	\$6.53	\$7.7	2,641	1,896	1,917	5,038	3,121	\$0.14
Schenectady County	21	\$257.7	\$8.4	\$4.93	\$3.5	552	5,020	5,020	3,564	-1,456	\$0.34
Schoharie County	6	\$73.7	\$9.1	\$6.09	\$3.0	75	360	362	564	202	\$0.12
Schuyler County	26	\$129.8	\$1.4	\$0.96	\$0.5	296	42	42	196	154	\$0.15
Seneca County	28	\$621.3	\$4.3	\$2.09	\$2.3	1,568	460	1,391	2,195	804	\$0.85
St. Lawrence County	45	\$292.4	\$2.1	\$0.78	\$1.3	163	527	615	838	223	\$2.69
Steuben County	59	\$1,648.9	\$19.7	\$10.96	\$8.7	877	4,945	4,948	5,674	726	\$0.70
Suffolk County	142	\$2,656.5	\$39.1	\$25.10	\$14.0	9,916	8,719	8,719	20,618	11,899	\$1.47
Sullivan County	74	\$2,027.7	\$18.3	\$5.93	\$12.4	2,969	1,713	1,800	3,362	1,562	\$0.77
Tioga County	19	\$527.0	\$14.4	\$7.27	\$7.2	969	2,989	2,989	3,503	514	\$0.96
Tompkins County	58	\$1,106.6	\$12.4	\$4.15	\$8.3	876	1,379	1,379	2,051	673	\$1.16
Ulster County	26	\$406.0	\$7.6	\$3.83	\$3.7	1,015	561	561	1,874	1,314	\$0.21
Warren & Washington Counties	31	\$625.7	\$8.6	\$1.19	\$7.4	424	155	157	1,017	860	\$1.14
Wayne County	39	\$260.2	\$4.2	\$1.57	\$2.6	800	1,381	1,791	2,429	638	\$0.16
Westchester County	66	\$6,658.1	\$53.5	\$29.73	\$23.8	3,676	8,105	8,316	11,875	3,560	\$0.93
Wyoming County	36	\$949.1	\$13.9	\$1.68	\$12.2	398	683	697	941	244	\$0.68
Yates County	37	\$187.5	\$3.6	\$2.25	\$1.3	245	361	363	917	555	\$0.86



## Appendix B - Selected Statistics

### Selected Statistics by IDA, Fiscal Year Ending in 2023 – Cities, Towns and Villages

IDA	Project Count	Total Project Value (Millions)	Total Tax Exemptions (Millions)	Total PILOTs (Millions)	Total Net Tax Exemptions (Millions)	Estimated Jobs to Be Created	Estimated Jobs to Be Retained	Full-Time Equivalent Jobs before IDA	Current Full-Time Equivalent Jobs	Net Jobs Gained	IDA Expenses (Millions)
City of Albany	78	\$1,182.4	\$20.4	\$4.87	\$15.5	1,093	993	1,463	2,328	865	\$1.36
City of Amsterdam	12	\$42.7	\$0.6	\$0.31	\$0.3	157	261	261	787	526	\$0.60
City of Auburn	16	\$102.5	\$2.6	\$1.27	\$1.3	518	608	608	1,084	477	\$0.08
City of Cohoes	11	\$208.6	\$2.6	\$0.74	\$1.9	125	8	10	40	30	\$0.06
City of Geneva	7	\$104.2	\$4.1	\$1.58	\$2.5	490	208	208	321	113	\$0.49
City of Glen Cove	12	\$1,242.3	\$23.1	\$7.53	\$15.6	278	14	14	387	373	\$0.39
City of Glens Falls	11	\$52.9	\$1.2	\$0.25	\$1.0	139	30	30	272	242	\$0.03
City of Homell	17	\$112.0	\$2.1	\$1.02	\$1.1	955	105	105	1,585	1,480	\$0.91
City of Hudson	5	\$68.5	\$0.7	\$0.19	\$0.5	110	5	5	16	11	\$0.05
City of Middletown	7	\$103.2	\$1.0	\$0.33	\$0.7	219	93	98	351	254	\$0.01
City of Mount Vernon	21	\$287.9	\$8.3	\$2.03	\$6.3	1,206	39	74	497	423	\$0.26
City of New Rochelle	44	\$3,214.9	\$37.1	\$4.68	\$32.4	614	87	181	213	32	\$0.42
City of Newburgh	10	\$119.8	\$0.1	\$0.02	\$0.1	194	0	0	26	26	\$0.21
City of Peekskill	9	\$217.5	\$4.2	\$0.87	\$3.4	109	11	11	149	138	\$0.16
City of Port Jervis	2	\$6.5	\$0.1	\$0.19	-\$0.1	40	80	80	81	1	\$0.00
City of Poughkeepsie	11	\$184.2	\$2.3	\$0.72	\$1.6	170	2	61	91	30	\$0.03
City of Rensselaer	5	\$41.7	\$1.6	\$0.39	\$1.2	59	6	6	9	3	\$0.45
City of Salamanca	1	\$0.0	\$0.0	\$0.00	\$0.0	5	15	15	17	2	\$0.85
City of Schenectady	23	\$504.0	\$7.6	\$3.02	\$4.6	1,044	375	386	1,309	923	\$0.12
City of Syracuse	66	\$2,385.5	\$38.0	\$5.21	\$32.8	5,344	2,858	2,924	7,672	4,748	\$0.80
City of Troy	41	\$622.0	\$8.1	\$2.34	\$5.7	505	1,148	1,206	1,556	350	\$0.38
City of Utica	36	\$366.1	\$5.6	\$1.17	\$4.4	626	584	681	1,680	999	\$0.16
City of Yonkers	85	\$4,888.5	\$31.3	\$25.08	\$6.2	7,161	3,034	3,306	7,406	4,100	\$2.08
Mechanicville-Stillwater	5	\$66.1	\$0.5	\$0.14	\$0.4	74	643	643	644	1	\$0.02
Town of Amherst	45	\$589.7	\$7.3	\$2.65	\$4.7	1,377	2,903	2,903	5,900	2,997	\$0.57
Town of Babylon	171	\$1,887.6	\$42.7	\$24.45	\$18.2	6,123	7,221	7,674	13,767	6,093	\$1.94
Town of Bethlehem	12	\$699.2	\$3.9	\$5.02	-\$1.1	629	182	182	192	30	\$0.15
Town of Brookhaven	112	\$4,461.1	\$56.1	\$22.55	\$33.5	3,935	1,854	1,988	6,213	4,245	\$1.35
Town of Clarence	24	\$77.9	\$0.8	\$0.37	\$0.4	332	1,282	1,286	1,021	-265	\$0.08
Town of Clifton Park	16	\$81.1	\$0.9	\$0.16	\$0.7	461	278	278	621	343	\$0.05
Town of Colonie	12	\$243.1	\$2.8	\$0.48	\$2.3	430	812	812	846	34	\$0.13
Town of Erwin*	-	-	-	-	-	-	-	-	-	-	\$0.07
Town of Guilderland	4	\$119.8	\$1.2	\$0.02	\$1.2	122	163	163	223	60	\$0.09
Town of Hamburg	29	\$214.2	\$2.8	\$1.42	\$1.4	492	497	535	1,482	947	\$0.22
Town of Hempstead	75	\$3,132.0	\$87.5	\$37.53	\$50.0	3,246	6,623	6,623	9,047	2,424	\$1.08
Town of Islip	150	\$1,813.7	\$54.0	\$24.06	\$30.0	4,855	9,037	9,119	14,470	5,351	\$0.46
Town of Lancaster	34	\$128.1	\$2.5	\$1.21	\$1.3	310	1,739	1,771	2,144	373	\$0.10
Town of Lockport	17	\$385.1	\$2.5	\$0.66	\$1.8	312	337	337	643	306	\$0.13
Town of Malone*	-	-	-	-	-	-	-	-	-	-	\$0.02
Town of Montgomery	10	\$173.9	\$4.4	\$2.21	\$2.2	1,232	85	101	1,917	1,816	\$0.19
Town of Mount Pleasant	15	\$1,578.2	\$5.2	\$3.79	\$1.4	909	2,664	2,664	10,419	7,755	\$0.22
Town of North Greenbush	2	\$3.7	\$0.0	\$0.00	\$0.0	45	10	10	91	81	\$0.01
Town of Riverhead	28	\$442.1	\$7.4	\$2.37	\$5.0	895	301	301	1,576	1,275	\$0.27
Town of Walkill	2	\$42.1	\$0.4	\$0.13	\$0.2	50	300	300	362	62	\$0.01
Village of Fairport	7	\$33.0	\$1.1	\$0.51	\$0.6	65	6	6	612	606	\$0.43
Village of Green Island	3	\$99.3	\$1.2	\$0.34	\$0.9	44	0	0	75	75	\$0.08
Village of Port Chester	11	\$217.7	\$1.8	\$0.86	\$0.9	524	4	4	92	88	\$0.12
New York City	298	\$32,114.7	\$576.5	\$322.40	\$254.1	78,273	38,855	39,013	101,272	62,260	\$6.61

**Note:** The City of Dunkirk IDA and Town of Corinth IDA did not have certified 2023 data in time for this report.

**Source:** Public Authority Reporting Information System, with calculations by the Office of the New York State Comptroller.

\* The IDA was active and reported that it had no projects in 2023.



# Notes

---

- <sup>1</sup> Laws of New York, 1969, Chapter 1030 codified under General Municipal Law (GML), Article 18-a.
- <sup>2</sup> The Corinth Town Industrial Development Agency (IDA) and Dunkirk City IDA did not submit 2023 data in time for this report. In fact, the Corinth Town IDA has not reported any activity since 2010. The Dunkirk City IDA has not reported any activity since 2021 and is in the process of dissolving. For more information, see City of Dunkirk, New York, *Common Council Proceedings*, October 15, 2024, p. 188, at [www.cityofdunkirk.com/10.15.24%20CC%20Mtg%20Min.pdf](http://www.cityofdunkirk.com/10.15.24%20CC%20Mtg%20Min.pdf).
- <sup>3</sup> The majority of IDAs operate on a calendar year basis; however, nine IDAs have different fiscal year ends: Salamanca City IDA (March 31), Lewis County IDA (May 31), Port Chester Village IDA (May 31), Amsterdam City IDA (June 30), New York City IDA (June 30), Schoharie County IDA (June 30), Oswego County IDA (July 31), Fairport Village IDA (September 30) and Geneva City IDA (September 30).
- <sup>4</sup> As required by Public Authorities Law Section 2800(3), certain data submitted must first be approved by the IDA's board of directors and its accuracy and completeness certified in writing by the IDA's chief executive officer and chief fiscal officer. The Office of the New York State Comptroller (OSC) reviews but does not independently verify this data.
- <sup>5</sup> GML, Section 859(1)(b).
- <sup>6</sup> GML, Section 859(1)(c).
- <sup>7</sup> GML, Section 859(1)(e)(vi).
- <sup>8</sup> The term "project operator," as used in this report, refers to "project owner, occupant or operator," per GML, Section 859-a.
- <sup>9</sup> Unlike other school districts, the "Big 4" city school districts of Buffalo, Rochester, Syracuse and Yonkers do not have separate authority to levy taxes and are instead fiscally dependent on their cities to levy taxes for school district purposes.
- <sup>10</sup> Throughout this report, "average annual growth rate" is the compound annual growth rate.
- <sup>11</sup> "Planned end year" is the year in which financial assistance for the project is scheduled to end.
- <sup>12</sup> Laws of New York, 2007, Chapter 381.
- <sup>13</sup> "Average lifespan" is the average difference between the project approval year and the planned end year for all projects.
- <sup>14</sup> Chapter 563 of the Laws of 2015 amending GML, Sections 859-a and 874.
- <sup>15</sup> As noted, the question as to whether an IDA has claw back agreements existed in PARIS before the requirement to create a claw back policy was established in 2015 and therefore does not provide data on the actions IDAs have taken in accordance with the 2015 requirements.
- <sup>16</sup> All initial and current job numbers reported by IDAs are full-time equivalent.
- <sup>17</sup> All "new projects" in 2023 received approval by an IDA during fiscal year 2023.
- <sup>18</sup> For the purpose of this report, each region consists of the following counties: Capital District region includes Albany, Columbia, Greene, Rensselaer, Saratoga, Schenectady, Warren and Washington; Central New York region includes Cayuga, Cortland, Madison, Onondaga and Oswego; Finger Lakes region includes Genesee, Livingston, Monroe, Ontario, Orleans, Seneca, Wayne, Wyoming and Yates; Long Island includes Nassau and Suffolk; Mid-Hudson region includes Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster and Westchester; Mohawk Valley region includes Fulton, Hamilton, Herkimer, Montgomery, Oneida and Schoharie; North Country region includes Clinton, Essex, Franklin, Jefferson, Lewis and St. Lawrence; Southern Tier region includes Broome, Chemung, Chenango, Delaware, Otsego, Schuyler, Steuben, Tioga and Tompkins; and Western New York region includes Allegany, Cattaraugus, Chautauqua, Erie and Niagara. New York City includes the five boroughs of Brooklyn, Manhattan, Queens, Staten Island and The Bronx.



# Notes

---

- <sup>19</sup> Town of Colonie Industrial Development Agency, *Projects*, "Lincoln Avenue Development, Phase 1A (IDA 0105-22-03A)" at <https://growcolonie.org/projects/>.
- <sup>20</sup> Town of Colonie, New York, *Town of Colonie Comprehensive Plan Update*, June 13, 2019, at [www.colonie.org/departments/pedd/planning/documents/Comprehensive-Plan/Town-of-Colonie-Comp-Plan-06-13-19.pdf#](http://www.colonie.org/departments/pedd/planning/documents/Comprehensive-Plan/Town-of-Colonie-Comp-Plan-06-13-19.pdf#).
- <sup>21</sup> For more information, see Operation Oswego County, Inc., "Felix Schoeller North America Expansion Project on Track for Completion Later This Summer," May 23, 2023, at [www.oswegocounty.org/pr\\_may23\\_23.php](http://www.oswegocounty.org/pr_may23_23.php).
- <sup>22</sup> For more information, see New York State Governor's Office, press release: "Governor Hochul Announces Cummins Jamestown Engine Plant to Invest \$452 Million to Produce the Industry's First Fuel-Agnostic Engine Platform," May 22, 2023, at [www.governor.ny.gov/news/governor-hochul-announces-cummins-jamestown-engine-plant-invest-452-million-produce-industrys](http://www.governor.ny.gov/news/governor-hochul-announces-cummins-jamestown-engine-plant-invest-452-million-produce-industrys).
- <sup>23</sup> Broome County, New York, *Housing Needs Assessment & Strategy*, January 2024, at <https://broomecountyny.gov/sites/default/files/dept/planning/pdfs/Broome-County-Housing-Needs-Assessment-2024.pdf>.
- <sup>24</sup> For more information, see St. Lawrence County IDA, *Projects*, "2022," "TJA-NY-Canton Solar Farm, LLC [IDA Project #4001-22-06]" at <https://slcida.com/about/projects/> and Cleanview, "TJA-NY-Canton Solar Farm LLC" at <https://cleanview.co/solar-farms/new-york/68403/tja-ny-canton-solar-farm-llc>.
- <sup>25</sup> For more information, see New York City Industrial Development Agency, *Financial Statements and Required Supplementary Information*, October 2, 2023, pp. 16-17, at [www.abo.ny.gov/annualreports/PARISAuditReports/FYE2023/IDA/NewYorkCityIndustrialDevelopmentAgency2023.pdf](http://www.abo.ny.gov/annualreports/PARISAuditReports/FYE2023/IDA/NewYorkCityIndustrialDevelopmentAgency2023.pdf).
- <sup>26</sup> In 2008, the provision that allowed IDAs to finance civic facilities expired. Since conduit debt is only available at the IDA level, it is not possible to track the debt carried by an individual project or by type of project.
- <sup>27</sup> Mostert, Manzanero & Scott, LLP, "Genesee County Industrial Development Agency D/B/A Genesee County Economic Development Center," *Audited Basic Financial Statements*, December 31, 2023, pp. 6-7, at [www.abo.ny.gov/annualreports/PARISAuditReports/FYE2023/IDA/GeneseeCountyIndustrialDevelopmentAgency2023.pdf](http://www.abo.ny.gov/annualreports/PARISAuditReports/FYE2023/IDA/GeneseeCountyIndustrialDevelopmentAgency2023.pdf).
- <sup>28</sup> MMB+CO, "County of Monroe Industrial Development Agency," *Communicating Internal Control Related Matters Identified in an Audit*, December 31, 2023, pp. 9 & 13, at [www.abo.ny.gov/annualreports/PARISAuditReports/FYE2023/IDA/MonroeIndustrialDevelopmentAgency2023.pdf](http://www.abo.ny.gov/annualreports/PARISAuditReports/FYE2023/IDA/MonroeIndustrialDevelopmentAgency2023.pdf).
- <sup>29</sup> Not-For-Profit Corporation Law, Section 1411.
- <sup>30</sup> OSC estimates that there are 354 active Local Development Corporations (LDCs) in New York State as of the release of this report. For a list of these LDCs, download the "Local Government Entities by Class" table at <https://web.osc.state.ny.us/localgov/web-entity-map/>. The New York State Authorities Budget Office separately determines the number of active LDCs in the state, with a total of 335 as of the release of this report.
- <sup>31</sup> Laws of New York, 2019, Chapter 710 amending GML, Section 34.
- <sup>32</sup> Median home sale prices outside of New York City increased 24 percent from 2019 to 2022. For more information, see New York State Department of Taxation and Finance, "Statewide Residential Median Sale Price – Excluding New York City" at [www.tax.ny.gov/research/property/assess/sales/stmedprice.htm](http://www.tax.ny.gov/research/property/assess/sales/stmedprice.htm). Construction costs hit a record high nationally in 2023, and then again in 2024. For more information, see National Association of Home Builders, "Cost to Construct a Home Rose Significantly Over Last Two Years," January 29, 2025, at [www.nahb.org/blog/2025/01/cost-of-construction-survey-2024](http://www.nahb.org/blog/2025/01/cost-of-construction-survey-2024).
- <sup>33</sup> To view or download OSC's performance audit reports on IDAs, as well as other local governments, see "Audits of Local Governments" at [www.osc.ny.gov/local-government/audits](http://www.osc.ny.gov/local-government/audits).



# Contacts



New York State Comptroller  
**THOMAS P. DiNAPOLI**

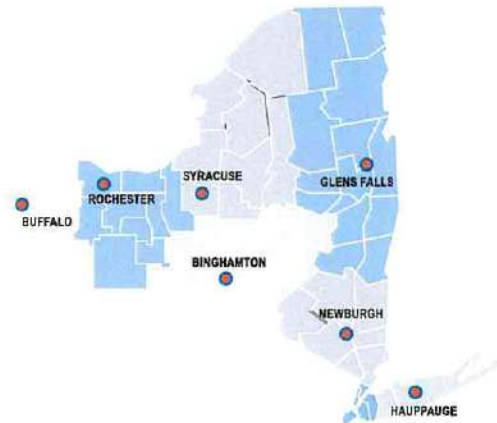
## Division of Local Government and School Accountability

110 State Street, 12th Floor, Albany, NY 12236

Tel: 518.474.4037 • Fax: 518.486.6479

Email: [localgov@osc.ny.gov](mailto:localgov@osc.ny.gov)

[www.osc.ny.gov/local-government](http://www.osc.ny.gov/local-government)



**Andrea C. Miller**  
Executive Deputy Comptroller

**Executive • 518.474.4037**

Robin L. Lois, CPA, Deputy Comptroller  
Simonia Brown, Assistant Comptroller  
Randy Partridge, Assistant Comptroller

**Audits, Local Government Services and  
Professional Standards • 518.474.5404**

(Audits, Technical Assistance, Accounting and Audit Standards)

**Local Government and School Accountability  
Help Line • 866.321.8503 or 518.408.4934**

(Electronic Filing, Financial Reporting, Justice Courts, Training)

**Division of Legal Services**  
Municipal Law Section • 518.474.5586

**New York State & Local Retirement System  
Retirement Information Services**  
Inquiries on Employee Benefits and Programs  
518.474.7736

Technical Assistance is available at any of our Regional Offices

### BINGHAMTON REGIONAL OFFICE

Tel 607.721.8306 • Fax 607.721.8313 • Email [Muni-Binghamton@osc.ny.gov](mailto:Muni-Binghamton@osc.ny.gov)  
Counties: Broome, Chemung, Chenango, Cortland, Delaware, Otsego, Schoharie, Tioga, Tompkins

### BUFFALO REGIONAL OFFICE

Tel 716.847.3647 • Fax 716.847.3643 • Email [Muni-Bufferlo@osc.ny.gov](mailto:Muni-Bufferlo@osc.ny.gov)  
Counties: Allegany, Cattaraugus, Chautauqua, Erie, Genesee, Niagara, Orleans, Wyoming

### GLENS FALLS REGIONAL OFFICE

Tel 518.793.0057 • Fax 518.793.5797 • Email [Muni-GlensFalls@osc.ny.gov](mailto:Muni-GlensFalls@osc.ny.gov)  
Counties: Albany, Clinton, Columbia, Essex, Franklin, Fulton, Greene, Hamilton, Montgomery, Rensselaer, Saratoga, Schenectady, Warren, Washington

### HAUPPAUGE REGIONAL OFFICE

Tel 631.952.6534 • Fax 631.952.6530 • Email [Muni-Hauppauge@osc.ny.gov](mailto:Muni-Hauppauge@osc.ny.gov)  
Counties: Nassau, Suffolk

### NEWBURGH REGIONAL OFFICE

Tel 845.567.0858 • Fax 845.567.0080 • Email [Muni-Newburgh@osc.ny.gov](mailto:Muni-Newburgh@osc.ny.gov)  
Counties: Dutchess, Orange, Putnam, Rockland, Sullivan, Ulster, Westchester

### ROCHESTER REGIONAL OFFICE

Tel 585.454.2460 • Fax 585.454.3545 • Email [Muni-Rochester@osc.ny.gov](mailto:Muni-Rochester@osc.ny.gov)  
Counties: Cayuga, Livingston, Monroe, Ontario, Schuyler, Seneca, Steuben, Wayne, Yates

### SYRACUSE REGIONAL OFFICE

Tel 315.428.4192 • Fax 315.426.2119 • Email [Muni-Syracuse@osc.ny.gov](mailto:Muni-Syracuse@osc.ny.gov)  
Counties: Herkimer, Jefferson, Lewis, Madison, Oneida, Onondaga, Oswego, St. Lawrence

### STATEWIDE AUDIT

Tel 607.721.8306 • Fax 607.721.8313 • Email [Muni-Statewide@osc.ny.gov](mailto:Muni-Statewide@osc.ny.gov)

### APPLIED TECHNOLOGY UNIT

Tel 518.738.2639 • Fax 518.486.6479 • Email [Muni-Cyber@osc.ny.gov](mailto:Muni-Cyber@osc.ny.gov)

[osc.ny.gov](http://osc.ny.gov)





---

## Contact

Office of the New York State Comptroller  
Division of Local Government and School Accountability

110 State Street, 12th floor  
Albany, NY 12236  
Tel: (518) 474-4037  
Fax: (518) 486-6479  
or email us: [localgov@osc.ny.gov](mailto:localgov@osc.ny.gov)

[www.osc.ny.gov/local-government](http://www.osc.ny.gov/local-government)





## POLITICS

### N.Y. Environmental Bills Highlight Tensions Within Legislatures

A slew of measures that passed the Senate failed to come up for a vote in the Assembly. Advocates blame Speaker Carl Heastie, who says they've failed to build up support for legislation.

June 30, 2025 • Colin Kinniburgh, New York Focus



Speaker Carl Heastie says his policy is not to bring bills to the floor that don't have support for passage. (New York Assembly)

Tensions are still simmering among state lawmakers and advocates after the Assembly closed its 2025 session last week without passing any of this year's ship climate and environmental bills.

Legislators shelved measures to cut packaging waste, transition homes off fossil fuels, and ban toxic “forever chemicals” from everyday products. Each measure had passed the Senate, and an Assembly vote was the final hurdle. But most of them never came to a vote.

A fierce blame game has ensued. Since last week, advocates backing those bills have slammed the Assembly and particularly Speaker Carl Heastie, the chamber’s top Democrat, who has the final say over which bills come to a floor vote. Heastie has **shot back**, accusing his critics of “lazy advocacy” that failed to gain the support needed for their bills. Meanwhile, some assemblymembers have pointed to structural issues in the chamber, which has more members and longer debates than the Senate, but the same tight calendar.

This is **hardly the first year** that climate groups have faulted the Assembly speaker for holding up climate action. But this year some of the anger is coming from groups that have not criticized the speaker publicly in the past.

“The speaker does not seem to be as environmentally conscious as he should be, and certainly his level of environmental awareness is not reflective of the public support for these issues we work on,” said Adrienne Esposito, executive director of the Long Island–based Citizens Campaign for the Environment. “What we don’t want to do is establish a pattern where the Assembly is where all good environmental bills go to die.”

“I’ve been very consistent in my 11 sessions,” Heastie told New York Focus in an interview Monday. “I do not bring bills to the floor that don’t have enough Assembly Democratic votes, and maybe a little cushion, because to see a bill come to the floor and potentially have some strain in passing — that’s just never something I’ve done.”

“I don’t force members to vote on bills,” he continued. “I’m a consensus builder.”

### **Easily Passed the Senate**

One of the bills on environmentalists’ roster this year passed the Senate with broad bipartisan support, and advocates expected the same would be true in the



Assembly.

Among them was a **suite of bills** to limit the use of PFAS “forever” chemicals, which have been linked to health issues ranging from reduced immune function to hormone disruption to cancer.

One of the measures would have banned PFAS from beauty products; another from a variety of consumer goods, including cookware; a third would have blocked sewage sludge, which often contains the chemicals, from being spread on farmland; and a fourth would have required certain facilities to step up PFAS testing for water that they discharge into the environment.

Three of the bills passed the Senate by a four-to-one margin, with bipartisan support; the testing bill passed unanimously. Each had Republican support in the Assembly, too. But none reached the Assembly floor.

The only PFAS bill to pass the full legislature this year was one banning the chemicals and other toxic substances in menstrual products. The bill passed the Senate unanimously in January and the Assembly at the end of March, with only one no vote.

Kate Donovan, northeast director of environmental health at the Natural Resources Defense Council — one of the most prominent environmental groups in the country — said that Assembly leadership showed a “lack of compassion” when it failed to advance the other PFAS bills after they passed the Senate twice in a row.

“Ultimately, the speaker is in control of what comes to the floor,” she said. “Last year, we kind of chalked it up to the congestion pricing debacle [and] inability for the Assembly to manage their time towards the end of session because of a late budget. But I think this year, it became more obvious that we have a more political, structural problem.”

Climate groups, for their part, left Albany this June with just one notable win: a measure requiring building owners, rather than utility customers in general, to cover the cost of connecting new buildings to the gas system. Even that bill represented only a small fraction of what they had hoped to achieve — a sweeping proposal known as the NY HEAT Act, which charted a path off fossil fuels for New



York's millions of existing homes.

The Senate passed the full HEAT Act in 2023 and 2024, and getting the bill to the finish line was a top priority for climate groups this year. In the final days of session, the Senate rushed to pass a compromise measure that was designed specifically to mollify critics in the Assembly. But the Assembly did not take up the full compromise, instead passing only the one key provision — a repeal of the so-called “100-foot rule” — that had been carved out into a backup bill.

Backers of the HEAT Act cheered the final result, which had eluded them for years and achieved at least one of the headline goals of the wider legislation.

The activists who fought for the plastic packaging legislation, meanwhile, are still fuming.

Monique Fitzgerald, a co-founder of the Brookhaven Landfill Action and Remediation Group — a group fighting to close a landfill in a predominantly Black and Latino Long Island town — said it was “shameful” that lawmakers had bought into industry claims about the costs of adopting the law, “instead of listening to community members talking about their real life concerns, their real life health being put at risk.”

She called Heastie's grip on floor votes “a barrier to democracy.”

“There's no reason to shield people from accountability with their constituents,” she said. “If they were going to vote no, then let's see it.”

Heastie, who said he supported the bill, is firing back.

“What legislative body just throws a bill out on the floor and hopes that it gets passed?” he asked New York Focus. “They don't do it in Congress. They don't do it in the state Senate. They don't do it in City Council. And I'm being asked to just throw bills out on the floor and hope they pass?” (Votes do routinely fall short in Congress, though more often on procedural motions and amendments than on full bills.)

Esposito said she understood Heastie's reticence with close votes. But the failure of the PFAS legislation, which appeared widely popular in the Assembly, suggested a different problem, she said.

"There's no reason it didn't come to the floor, except the speaker prevented it from coming to the floor," she argued. "Environmental bills ... get left to the last day, and then the Assembly claims to run out of time, when, if the bills had been a priority in the first place, they would have passed."

Esposito said she could see only one good explanation for the Assembly's limited progress on environmental issues this year: the **historic sums** that business interests spent lobbying against the legislation, in particular the **packaging bill**.

"It's a classic case of the corporate interests being given a higher value by elected officials than the public interest," she said. "And that is a pretty tragic statement."

Within the chamber, reactions have been more mixed.

Assemblymember Phara Souffrant Forrest, a strong supporter of the plastic packaging bill, argued that Heastie and his team are very effective at whipping votes when they choose to.

"Literally, a vote is on the floor, I have put down 'no,' and then they call you into the office and basically strong-arm you into putting a yes on that board," she said.

"They didn't do that in this case." (Heastie said he only whips votes for the budget, which the state is constitutionally mandated to pass.)

Other champions of the plastics bill were less quick to blame Heastie for its failure.

"I think my frustration is broader," said Assemblymember Deborah Glick, the bill's sponsor. She said that some of her colleagues told her they would vote for her bill, but appear to have told Heastie's team otherwise: "I certainly think that members need to be honest with each other."

However, she said, "it is a major disappointment that so many people were



susceptible to corporate misinformation.”

## Time Constraints

Assemblymembers also highlighted structural differences between their chamber and the Senate. For the last 15 years, the Senate has consistently passed hundreds more bills than the Assembly; this year, 1743 passed the upper house, compared to 995 in the “People’s House” — one of the biggest gaps in recent history, according to a [review](#) by the advocacy group NYPIRG.

Among the reasons why: The Assembly is more than three times the size of the Senate, and members bring a more diverse range of priorities. Debates often last longer in the chamber, with Republicans sometimes pushing debates up to the four-hour limit — as they threatened to do with the packaging bill.

“That means that if the Republicans want to debate three bills in a day, that’s 12 hours, if they want to debate the full time,” said Assemblymember Sarahana Shrestha. “And we had long debates on so many bills that are not worth long debates at this point. ... So this sense of time being against us is real.”

Heastie blamed those time constraints for the failure of the PFAS legislation, among others.

The crunch was particularly severe this year, after state leaders finalized the state budget more than five weeks past the deadline.

One assemblymember, who requested anonymity to discuss the chamber’s internal workings, noted that the legislature rarely takes up controversial bills while the budget is still being negotiated, in part because of staffing constraints. The Assembly’s [central staff](#) work hard to prepare members for debates, but generally can’t while they’re still tied up with the budget, the lawmaker said. That leaves all the big-ticket, non-budget items to the final weeks of session.

Shrestha said that the demands of the electoral calendar are also a factor in blocking important bills. Albany’s two-year terms require lawmakers to juggle campaigning with legislating for the bulk of their time in office, she said, “and that’s really bad for democracy.”



“A lot of decisions that politicians make come from fear of losing their election, which ... is obviously very self-destructive for the mandates that we are responsible for,” Shrestha said.

Shrestha noted that climate and environmental bills can be especially challenging to pass, because lawmakers are often less familiar with them than they are with other issues, giving industry lobbyists a greater opportunity to shape the debate. And there were added hurdles this year, with Albany scrambling to respond to the chaos coming from Washington as well as to a **crisis in state prisons**.

### **Should Have Been Banner Year**

For many in the climate and environmental world, President Donald Trump’s onslaught of cuts and policy rollbacks have only made it more urgent for New York to lead.

“This should have been a breakthrough year for environmental action in New York,” said Vanessa Fajans-Turner, executive director of Environmental Advocates NY, in a statement last week. “The Senate did its part... But the Assembly? Once again, it left the job unfinished,” she continued, calling the end result a “dereliction of duty.”

Heastie bristles at the sentiment.

“Look at everything that we have done,” he said, pointing to the state’s 2019 climate law, the 2022 Environmental Bond Act, the **Build Public Renewables Act**, funding for electric buses, and last year’s Climate Superfund. “People can’t just say, if we didn’t do what they want this year — you can’t erase everything else that we’ve done.”

*This article was published by New York Focus. Read the original [here](#).*

**Tags:** **New York, Legislatures, Environmental Policy**



NBCNews

**BREAKING NEWS:**

**Senate passes Trump's mega-bill after marathon voting session**

## A megabill mystery: New solar and wind tax comes as a surprise to Republican senators

**Frank Thorp V**

Mon, June 30, 2025 at 9:57 PM EDT

3 min read

8.1k



An excise tax for wind and solar projects in Senate Republicans' domestic policy package has drawn opposition from the renewable energy industry. (Charlie Riedel / AP file)

WASHINGTON — Tucked inside Republicans' massive [domestic policy bill](#) is an excise tax for wind and solar projects, a provision that came as a surprise not just to the renewable energy industry, but also to numerous senators who are crafting the legislation.

In a twist, Republican senators insist they don't know how or why the tax was inserted into the bill they're [rushing to pass](#). No senator is taking credit for or defending it. And at least one wants it removed.

Sen. Lindsey Graham, R-S.C., the Budget Committee chairman, who released [the 940-page bill](#), said he doesn't know where that provision came from.



"It's a secret, I guess," Graham told NBC News on Monday evening. "I don't know where it came from."

Sen. Lisa Murkowski, R-Alaska, was baffled by the provision, saying the excise tax "just came about" like it was "airdropped" into the bill before the vote Saturday to proceed.

"It wasn't part of any consideration," she said. "It's like, surprise! It's Saturday night. And we looked at it like, where did this come from?"

"My view of it is — it's just entirely punitive to the wind and solar industry," Murkowski said, adding that the Republican-controlled Senate is "looking at different options" to deal with it.

The provision would tax wind and solar projects if a certain share of their components come from China. It is ambiguously worded, and it would empower the Trump administration to iron out the rule.

Sen. Cynthia Lummis, R-Wyo., said she's "OK with that" when she was asked about the details of the provision. But she, too, was in the dark about who inserted it.

"You can add me to the group that doesn't know the answer," Lummis said.

Tesla CEO Elon Musk, the former Trump adviser, torched the legislation, saying it would "destroy millions of jobs in America."

"Utterly insane and destructive," [Musk said](#) of the bill. "It gives handouts to industries of the past while severely damaging industries of the future." [He added](#), "A massive strategic error is being made right now to damage solar/battery that will leave America extremely vulnerable in the future."

Spokespeople for the Republican chairs of the Finance Committee (Mike Crapo of Idaho), the Energy and Natural Resources Committee (Mike Lee of Utah) and the Environment and Public Works Committee (Shelley Moore Capito of West Virginia) didn't respond to requests for comment when they were asked whether the senators championed the provision.

The White House and Republican leaders tout the bill as fulfilling President Donald Trump's promise to boost energy production in the United States, including fossil fuels. Trump also vowed to unravel clean energy incentives Democrats passed in the Biden administration.

Democrats have blasted the excise tax — among other energy policies in the GOP bill — as an attempt to reward fossil fuel companies while further discouraging clean energy production.

Industry groups also tore into the new excise tax.



"With no warning, the Senate has proposed new language that would increase taxes on domestic energy production," said Jason Grumet, the CEO of the American Clean Power Association.

"In what can only be described as 'midnight dumping,' the Senate has proposed a punitive tax hike targeting the fastest-growing sectors of our energy industry," he said in a statement. "It is astounding that the Senate would intentionally raise prices on consumers rather than encouraging economic growth and addressing the affordability crisis facing American households."

Neil Bradley, executive vice president of the U.S. Chamber of Commerce, praised the overall bill but criticized that provision, [writing on X](#) that "taxing energy production is never good policy, whether oil & gas or, in this case, renewables."

"Electricity demand is set to see enormous growth & this tax will increase prices," he said. "It should be removed."

This article was originally published on [NBCNews.com](https://www.nbcnews.com)

## POLITICO LIVE



INSIDE CONGRESS LIVE  
JUN 28, 2025

### FIRST READ

- New tax on solar, wind power

### LATEST

Inside Congress newsletter

Your first read on Capitol Hill politics and policy.

[SIGN UP](#)

- [Follow Us](#)

3 DAYS AGO

# 'Kill shot': GOP megabill targets solar, wind projects with new tax

By KELSEY TAMBORRINO, JOSH SIEGEL and JAMES BIKALES

06/28/2025, 5:35PM ET

Senate Republicans stepped up their attacks on U.S. solar and wind energy projects by quietly adding a provision to their megabill that would penalize future developments with a new tax.

That new tax measure was tucked into the more than 900-page document [released late Friday](#) that also would sharply cut the tax credits in the Inflation Reduction Act for solar and wind projects. Those cuts to the IRA credits were added [after a late-stage push by President Donald Trump](#) to crack down

further on the incentives by requiring generation projects be placed in service by the end of 2027 to qualify.

The new excise tax is another blow to the fastest-growing sources of power production in the United States, and would be a massive setback to the wind and solar energy industries since it would apply even to projects not receiving any credits.

“It’s a kill shot. This new excise tax on wind and solar is designed to fully kill the industry,” said Adrian Deveny, founder and president of policy advisory firm Climate Vision, who helped craft the climate law as a former policy director for Democratic Senate Leader Chuck Schumer.

Analysts at the Rhodium Group said in an email the new tax would push up the costs of wind and solar projects by 10 to 20 percent — on top of the cost increases from losing the credits.

“Combined with the likely onerous administrative reporting burden this provision puts in place, these cost increases will lead to even lower wind and solar installations. The impacts of this tax would also flow through to consumers in the form of higher electricity rates,” Rhodium said.

The provision as written appears to add an additional tax for any wind and solar project placed into service after 2027 — when its eligibility for the investment and production tax credits ends — if a certain percentage of the value of the project’s components are sourced from prohibited foreign entities, like China. It would apply to all projects that began construction after June 16 of this year.



The language would require wind and solar projects, even those not receiving credits, to navigate complex and potentially unworkable requirements that prohibit sourcing from foreign entities of concern — a move designed to promote domestic production and crack down on Chinese materials.

In keeping with GOP support for the fossil fuel industry, the updated bill creates a new production tax credit for metallurgical coal, which is used in steelmaking.

Lead Art: Wind turbines stretch across the horizon at dusk at the Spearville Wind Farm, Sept. 29, 2024, near Spearville, Kansas. | Charlie Riedel/AP

# Kathy Hochul's ambition cancels out claims of coming 'climate disaster'

- by Cam Macdonald
- New York Post
- June 25, 2025

New York politicians are extremely worried about the threat of global climate change.

Their only bigger worry is that the voters will learn what they plan to do about it.

More than one year past Albany's self-imposed deadline to make rules for major greenhouse-gas cuts, Gov. Kathy Hochul and the state Legislature used the annual budget to yet again hit the snooze button on a top climate initiative.

This time, the governor paused a law requiring school districts to buy electric schoolbuses for their fleets.

It joins Hochul's growing list of [delays on climate initiatives](#) that would cause New Yorkers pain — consequences she does not want voters to feel until her next term.

The list of deferments includes a tax-like "cap-and-invest" carbon-mitigation scheme, collecting billions [from fossil-fuel producers](#) in a "Climate Superfund" and rules [mandating zero-emission truck](#) sales in the Empire State.

The zero-emission schoolbus mandate makes school districts the canaries in the green-economy coal mine.

Under the law, no fossil-fueled school buses may be on the roads starting in 2035.

That means school districts, many of which operate under 10-year replacement schedules, should be buying zero-emission electric schoolbuses *now*.

But the high cost of electric buses — more than double the average price of gas- or diesel-fueled models — has made those purchases a budgetary impossibility for many districts.

Absent substantial federal and state subsidies, today's electric schoolbuses can't compete economically with fossil-fueled ones.

The governor's legal tweak shows the rubber is meeting the road on the electric-schoolbus mandate, as policy makers cave to reality and political pressure.

The same is true for other green initiatives.

The Empire State's 2019 Climate Leadership and Community Protection Act set some incredible goals, including cutting statewide carbon emissions by about a quarter by 2030.

Ambitious?

Sure.

Realistic?

Not likely.

Emissions have barely fallen in the years since — mainly because former Gov. Andrew Cuomo's administration effectively swapped a (zero-emission) nuclear power plant, Indian Point, for new natural-gas plants.

When Cuomo signed the CLCPA into law in 2019, he ensured that none of its effects could occur until well after he'd have been sworn in for his anticipated fourth consecutive term.

The CLCPA's implementing regulations were not due until January 2024 — a deadline Hochul ignored.

Hochul this spring pumped the brakes again on cap-and-invest, New York's most onerous CLCPA program — kicking it past the next election into a "data-gathering phase."



That process won't wrap up until June 2027 — months after she's hoping to sail into a second term.

Why the wait? Because [no one's going to like it](#) when the cap-and-invest bills start coming due and prices go up — or energy-intensive businesses begin leaving the state.

Cap-and-invest is a tax on energy masquerading as a climate fix, and the latest delay only deepens doubts that Albany Democrats are serious about addressing the climate change-induced “existential crisis” they claim we face.

Kind of like insisting every climate change-related project be staffed at union-level wages.

A cynical Albany watcher may surmise that the delay gives Hochul another election cycle for campaign donors subject to cap-and-invest to lobby for special treatment under the new program.

Meanwhile, less-connected businesses are left twisting in the wind, unsure of future costs, while climate diehards fume over missed deadlines.

Energy users dodge the bill for now, [but it's coming](#) — whenever the state Department of Environmental Conservation gets untethered from Hochul's political ambitions.

But here's the real kicker: Even if the Empire State can pull it off, its emissions cuts [won't move the needle](#) on global climate change.

New York leaders are chasing a fantasy when they could be focusing on something that actually matters — like shoreline protection, flood mitigation, public cooling centers and similar projects.

The Climate Superfund Act is supposed to fund climate change adaptation measures like these on the backs of fossil-fuel producers (and their customers). It's based on a climate-change-damages theory derived from tobacco litigation.

But when she signed it into law this year, Hochul insisted on setting effective dates for charging the penalties after her next election.

None of this is to deny climate change — if true, it's a real problem, and an ugly one.

But New York's not the hero in this story. The planet won't notice if New York hits its CLCPA goals.

If Hochul and the DEC can't execute a plan six years after making their big promises — never mind one that makes a dent globally — why should we trust them with our wallets or our future?

Delay isn't caution; it's a cynical political calculation.

An existential crisis deserves better.

*This commentary was [originally published](#) in the New York Post.*



*New York state Senate Republicans wrote a letter to Gov. Kathy Hochul on Thursday calling on her to declare a state of emergency over concerns surrounding the reliability of the state's electrical grid and energy costs. (AP Photo)*

#### STATE OF POLITICS

## **N.Y. Senate GOP to Hochul: Suspend parts of 2019 climate law due to demand, cost concerns**

BY LUKE PARSNOW AND SPECTRUM NEWS STAFF NEW YORK STATE  
PUBLISHED 4:15 PM ET JUL. 10, 2025

New York state Senate Republicans [wrote a letter to Gov. Kathy Hochul on Thursday](#) calling on her to declare a state of emergency over concerns surrounding the reliability of the state's electrical grid and energy costs.

"The current trajectory toward an all-electric future presents serious and immediate threats to both the reliability of our power grid and the affordability of energy for New Yorkers," the letter reads. "Just last month, the New York Independent System Operator (NYISO) issued multiple Energy Warnings due to a significant decline in operating reserves - underscoring the fragility of the system under current policies."

The caucus also asked the governor to suspend laws enacted under the Climate Leadership and Community Protection Act (CLCPA) that have placed more demand on the grid and have financial burden concerns – including electric vehicle and bus mandates and bans on natural gas hookups. The 2019 law mandates the state lower greenhouse gas emissions to 40% of 1990 levels by 2030, and by 85% by 2050.



“The economic toll of the CLCPA implementation is becoming untenable. A conservative estimate places the total cost of the law’s implementation at \$340 billion. Electricity rates in New York are now 48% higher than the national average and 35% higher than in neighboring Pennsylvania. Alarming, nearly 20% of a typical utility bill now consists of government-imposed charges, a figure likely to rise further without intervention,” the letter reads.

Senate Republicans believe the transition plan is “not only unsustainable but one that risks creating an economic and energy disaster.”

A spokesperson for Gov. Hochul likened the GOP’s letter to “grandstanding.”

“The Governor has made it clear she's taking an all-of-the-above approach to energy that prioritizes affordability, reliability, and sustainability. Rather than grandstanding, these legislators would be better off spending their time pushing back against the massive cuts their colleagues in Washington pushed through that will devastate their communities here in New York,” Ken Lovett, senior communications advisor for energy and environment for the governor, said in a statement to *Spectrum News 1*.

Hochul did acknowledge last week that the economic environment has changed since the CLCPA was passed under former Gov. Andrew Cuomo.

"It all goes back a number of years and I've had to take a close look and realize that we cannot accomplish what those objectives were back before I became governor in a timeframe that's gonna not hurt rate payers. So we're slowing things down. I wanna make sure people know that," the governor said last Tuesday.

Doreen Harris, president and CEO of the New York State Energy Research and Development Authority (NYSERDA), acknowledged the change in policy, [telling Capital Tonight on Wednesday](#) that while the achievement of the climate law is still one potential scenario, the state’s emerging draft energy plan also looks at the challenges the law is facing, including roadblocks at the federal level.

## LUKE PARSNOW - NEW YORK STATE POLITICS DIGITAL CONTENT PRODUCER

*Luke Parsnow is the New York state politics digital content writer and producer at Spectrum News 1. He is an award-winning writer and political columnist and previously worked for CNYCentral in Syracuse and The Post-Star in Glens Falls, New York.*