

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. Wiktors, 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, your 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 be 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 8th 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 18th 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.