

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

July 29, 2025

CCIDA Offices

9 East Washington Street

Ellicottville NY 14731

9:00 a.m. In Person or via Teleconference Call/Zoom

Roll Call: -Taken-

Members

Present:

Mr. Thomas Buffamante-Chairman
Mr. Joseph Higgins
Mr. James (Joe) Snyder
Mr. Brent Driscoll
Mr. Michael Wimer
Ms. Ginger Schroder

Excused:

Mr. Thomas Cullen

CCIDA Staff/Counsel:

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

Presenters/Guests:

Tracey Drury, Business First of Buffalo (via zoom)
Bob Clark, Olean Times Herald (via zoom)
Rick Miller, Olean Star (via zoom)
Samantha Christmann, The Buffalo News (via zoom)

Mr. Buffamante called the meeting to order at 9:05 a.m.

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

-Mr. Buffamante: Good Morning. Thank you everyone for attending as we did not have a quorum for the regularly scheduled July meeting. In your packet is the June 17, 2025 Board Meeting Minutes, I would ask for a motion to approve those.

A Motion was made by Michael Wimer seconded by Brent Driscoll to accept the Board Meeting Minutes from June 17, 2025. All in favor. **Motion Carried.** Mr. Cullen was excused.

-Mr. Wiktor: Again, I thank the Board for reviewing the minutes.

-Mr. Buffamante: We have one application today to address today for the 1378 Group which is the current Wingate Hotel and the future Huntley House Hotel.

-Mr. Wiktor: Yes, thank you again everyone again for moving your schedule. The good news is 1378 Group who submitted their application in the month of June is looking to get started literally ASAP on the renovation of the hotel and doing a lot of the upgrades, amenities and wholesale change in every aspect inside the hotel that will be occurring. If you remember, Bill Paladino, President of Ellicott Development was here at the IDA last month to give a presentation and overview of the project. We did conduct the public hearing on Tuesday, July 8, 2025 at 11:30 a.m. and there was no one in attendance and we did not receive any comments prior or after. I have had several conversations with people in the Village and they are very excited to see the complete renovation. There is a resolution based on the \$2.4 million and is a sales tax only project so there is no mortgage tax or PILOT. In your packet we did include a resolution for the board to consider adopting to allow us to induce the project which I think will be an excellent upgrade to the Village and the community and delivers employment, sales tax, bed tax and of course, real property tax. With that, I turn it over to the Chairman.

Resolution from Prior Application/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:

A Motion was made by James Snyder seconded by Ginger Schroder, 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. A roll call of the Board of Directors of the CCIDA was taken, Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Mr. Snyder, Ms. Schroder and Mr. Wimer voted yes. Mr. Cullen was excused. **Motion Carried.** (*Mr. Wimer and Ms. Schroder 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: Thank you, we will turn this over to Harris Beach. I spoke with Bill Paladino last week and are looking to get started ASAP.

-Mr. Buffamante: When will they have the project done?

-Mr. Wiktor: Octoberfest is the goal, they think they can hit that date, they are hiring I believe 5-7 local contractors, half of which are located right here in Ellicottville. It will be 7 days a week, all day and no current disruption the current hotel as they are doing it in stages and again their goal is Fall Fest.

-Mr. Buffamante: Next on the agenda is the June financial reports.

-Mr. Wiktor: Yes, we did have some income as HoliMont closed and 1378 Group's application fee. In July we did receive half of the administrative fee from Hidden Gems Family resort with the proposed 27 units that the board supported as a resolution and then as an amended resolution which is the former Fitzpatrick home.

-Mr. Driscoll: Did they start anything yet?

-Mr. Wiktor: They just closed on the property and there a couple of bulldozers on site and we did the sales tax letter last week to get them started. We did receive half of the income and the additional half will be received when they close on the PILOT, which will probably be next year. Also, the good news, for public reference, the house and the 5 acres will stay on the tax roll for Town, Village and School as it is not part of the PILOT. Any questions?

-Mr. Buffamante: Usually mid-year we update this. Is that something we could do?

-Mr. Wiktor: Yes, we are doing to do that in August. We included the updated certificates of deposit and accounts for CCIDA and CCCRC and are putting together a potential revised budget. We will talk to the finance committee on that. Some years we have reviewed it, some years we have changed it based on income, deal flow, expenses and that is what we are looking at right now from the last 6 months and looking forward to 12/31/25.

-Mr. Buffamante: Any questions on the financials?

***CCIDA Financial Reports:**

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

***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.

-Mr. Buffamante: Corey is there anything you wish to report?

-Mr. Wiktor: Sure. Again, I appreciate the Board's time and with a little additional time I will be able to go through some topics. Two weeks from Tuesday Tim Emley from Portville has invited me in to be part of their Board Meeting. Obviously, there was some recent press about a proposed wind project, Hemlock Hollow Wind, which they are proposing in the Towns of Allegany, Portville and Olean. The meetings have been highly critical and push back to Liberty Wind relating to the project. When I was party to the one meeting, I did find it quite striking that opposition was very versed and their comments were thought out, their opposition was very well stated. I found it interesting the wind company heard the comments and at the end acting like everything was a home run. It was 35 well thought out comments and when you have a project like this where the communities are very aligned with their comments, the company basically said, thank you and we will see you in the Fall. They have not reached out to the IDA at all, nor have I reached out to them but I will be there on the 12th with the Town of Portville to hear their concerns directly and officially. There is some information on the proposed project that I will pass around for you to look at regarding the proposed project.

-Mr. Wiktor: Regarding RevRail, the Ralph Wilson people were in town last week and they had a quick tour and yesterday we had a retreat with them. The good news is we had a soil expert/engineer come in from York, PA on July 2, 2025 and he spent the whole day walking it and said this is the highest grade he has ever seen a railroad in in his life. He put together a 100-page study and 2 major issues, one is the shale is sliding and two is what is called Cattaraugus clay. We are working with the landowner that owns the property above the IDA and we have a local contractor from Cattaraugus proposing to put a road in which will allow them to get the heavy equipment in. We are hoping for a September kick off there.

-Mr. Wiktor: In other good news, the Edelweiss project, we have had some tremendous support locally with letters, Cattaraugus County Legislature, Senator Borrello and Assemblymen Sempolinski. We have had some key conversations and Bob's firm was able to connect some dots. There was a delay due to the volume cap on the bond and there is a relative sense it will be resolved shortly in a positive way.

-Mr. Wiktor: Next week I am meeting with a manufacturing company regarding the former Setterstix Building and hope to have an application forthcoming for the August meeting.

-Mr. Wiktor: The 1887 Building in Ellicottville, the Village was just approved the recipient of a very large award with respect to somethings in the building. We are still trying to hammer out a local developer. The initial developer that we were working with did walk away a few months ago. It's a great award! I did meet with one developer 2 weeks ago and they are interested but the problem is it is a very long payback model; you are talking a 15-to-20-year investment.

-Mr. Wiktor: The IDA did co-sponsor back in June the ESD overview training session for the CFAs which are due this Friday.

-Mr. Wiktor: Also, real quick, one thing I did want to touch on is the report that we do each March for PARIS reporting through the controller's office. It is done in arrears so it is always a year behind. I do want to pull out a few highlights of the 20+ page report for the Cattaraugus County IDA. There are about 112 IDAs in the State

of New York whether they are County, Municipal, City, Town or Village. As the breakdown starts on page 14, I don't want to state this as a ranking or in a way of competition to others. A few striking points of the 112 IDAs in the State, from New York City to the County of Monroe, very large cities and counties, our IDA ranks in the top 20 at number 17. In terms of projects, deal flow and what I find is more critical, are statistics if you look at the job count, jobs to be created, jobs maintained and the PILOT, but also looking at our expenses. If you really look at our IDA with our board and legislature, our staff, this County is run very efficiently and effectively as a cost per job created. In terms of when added up, all of the incentives (mortgage, sales tax and PILOT), those abatements and those jobs created divide out to cost a taxpayer. That is a number we certainly try to keep as low as possible. Look at the IDA expenses from payroll to meetings, copies, legal and look at the expenses and cost per job, I would say this agency ranks in the top 20 in the IDAs in the State. We look at this and utilize it, send it to the County and what I like to explain is having a 2 people office, a 7 people board, a 15-member legislature in a very rural and one of the largest geographically large Counties in the State, a State which has its challenges. This IDA should be looked at favorably and I appreciate the Board.

-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 Schechter 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. Senate GOP to Hochul: Suspend parts of 2019 climate law due to demand, cost concerns.”*

A Motion was made by Brent Driscoll seconded by Joseph Higgins to adjourn the meeting at 10:38 a.m. All in Favor – **Motion Carried.** Mr. Cullen was excused.

*** Next CCIDA Board of Directors Meeting: September 23, 2025 at 11:15 a.m.**
at the CCIDA Offices
9 E. Washington Street
Ellicottville, NY
and also, via Zoom.