

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

September 23, 2025

CCIDA Offices

9 East Washington Street

Ellicottville NY 14731

11:15 a.m. In Person or via Teleconference Call/Zoom

Roll Call: -Taken-

Members

Present:

Mr. Thomas Buffamante-Chairman
Mr. Joseph Higgins
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:

Mr. Peter Daich, President of Daich Coatings Corp.
Bob Clark, Olean Times Herald (via zoom)
Rick Miller, Olean Star

Mr. Buffamante called the meeting to order at 11:16 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.

A Motion was made by Michael Wimer seconded by Brent Driscoll to accept the Board Meeting Minutes from July 29 2025. All in favor. **Motion Carried.** Mr. Cullen was excused.

-Mr. Wiktor: Welcome to our late September Board Meeting. We are here September 23, 2025 at the IDA office here in Ellicottville. Rick, welcome, good to see you. I know we have Bob Clark on as well and our guest Peter Daich, from Daich Coatings. I would like to start by saying thank you Peter for coming in today from Southern Ontario and as Joe Higgins indicated to, this County and region has been more than a brotherhood and neighbor with Ontario in the ski industry which heavily depends on the Canadian influence in the tourism dollar. With that said, a very exciting proposed project is included in your board packet. If the board recalls, several years ago Settersix was a longtime family business in the Village of Cattaraugus, a very historic village very steeped in cutlery, knife making and what have you. Setterstix made incredible quality generic Q-Tip's, cotton swab applicators and at one time they made every stick for the charms blow pop. Also, with Hershey they made the licorice pop so a long legacy of history in that building and in that Village. Sadly, that company was purchased in January of 2014 and they were there roughly five years and then they segmented down to South Carolina to be near a port town as well as a very large lumber mill and they opened up a location in Mexico. Unfortunately, that building became largely vacant 18 to 24 months ago so again we appreciate your consideration as it signifies some revival that is happening in the Village of Cattaraugus by the Village winning a \$10 million grant on several projects that will be occurring literally in that neighborhood. Obviously, this is a huge component that we are truly honored to consider and support. Our County has been great a partner as well leading this through the County Legislature allowing us to put a lot of force behind it to assist the project. Again, with that said, the board, on your agenda is the applicable application, public hearing minutes and cost benefit analysis. We held the public hearing last Thursday, September 18th at 9:30 a.m. and there were 3-4 people in attendance. The Village Major was there and expressed a tremendous amount of support for the proposed project. Peter, why don't I turn it over to you and you can give a brief introduction, overview of the project and we will continue from there.

-Mr. Daich: Sure, thank you. My name is Peter Daich and the company is Daich Coatings Corp. We were founded in 1993 and over the years we became a strong seller through retailers in Canada and also contractors and some retailers in the United States. In the early 2000s we were selling to a lot of independent stores and through a lot of contractors but really in the last number of years, we have expanded into the retail sphere and now are selling in the United States to The Home Depot, Lowes and very soon Menards. The time has come and we are finally doing it and part of it was finding properties that were going to work. Everyone likes to say that Cattaraugus, specifically the site where the building is, is a little bit remote, but I don't feel that way as once you are there, you are there. We have already checked trucking and fed ex as we do a lot of online sales. By the way, we also sell through Amazon. From a logistical stand point, we are good as we can get all of our raw materials there, I hear you have a lot of folks that are interested in working for us and we would love to work with the community to build something and I think there is a ton of potential and I want to come in here and make it work. I want to get things up and running, basically equipping the place and starting hopefully up and running in December. Since this is going to be our American hub, this is where anything that we sell to the United States through retail is all going to be made here. We have an estimate of how many people we will be employing, but there is every reason that it may not take 2 years, it may happen sooner, it just depends on how quickly we get everything set up and when we feel we have the workforce. I am also wondering if there is a benefit to being an American company? Do Americans want a product to say for example "made in the USA for the past 20 years"? Does that mean anything to Americans? We have been selling through a lot of stores in New York. We sold through True Value in the 2000s and then the great financial crisis came and things changed, and now we are back in a big way.

-Mr. Driscoll: I think it's helpful. The company that I work for when we go to market, being made in America is a big deal.

-Mr. Higgins: Yes, I think it's helpful.

-Mr. Wiktor: Cutco made in America, yes, I think is still the largest American made knives, cutlery made here in Olean, New York, 30 miles from here.

- Mr. Daich: You guys are basically the epicenter of all those knives, blades etc. since the early 1900s, I believe.
- Mr. Wiktor: This Village had a number of cutlery as well as Cattaraugus and Little Valley.
- Mr. Snyder: Forty years ago, there were a 1,000 factory jobs in Town, now there are about 100 left. This town is now a destination tourism place.
- Mr. Daich: People still want to work in a factory now, correct?
- Mr. Wiktor and others: Oh yes, they still do.
- Mr. Daich: I think the building is a great looking place, it has 5 truck level docks and can be a great center for us so onward and upward.
- Mr. Wiktor: We have talked about setting up an onsite job fair right there or RocketCup. Tom Cullen who is on our board owns a coffee shop/roastery in the Village which has been very successful. I think there are 5 new businesses that have opened up in the Village in the last 18 months. When you look at that area, I think people will be very favorable to recruit there. We are very conservative with the numbers on the project to keep it within the region. Peter has expressed his desire to be part of the community and we appreciate that. Some companies we deal with do not have that community vibe so we very much appreciate that.
- Mr. Wiktor: Are there any questions?
- Mr. Higgins: What is the brand I see on this picture here?
- Mr. Daich: Spread Rock, that is a big seller. I'll bring a sample in, it's a beautiful product, it is real stone which you put on either with a trowel or a squeegee trowel. It is very durable and lasts many, many years, the oldest right now being 25 years. It's called DYI, we have kits for countertops so if you have a surface and you don't want to go buy \$10,000 for a slab, you put this on and it's a real stone surface that you put on and it will stand up to hot pans. We make anti-slip coatings which are huge, a lot of clear ones as well, roller rock, it's all real stone which will stand up to these Cattaraugus winters.
- Mr. Higgins: Do most of the Home Depot's for example have your product?
- Mr. Daich: Yes, yes, they do and now that we are in the USA they will get the rest of our products.
- Mr. Buffamante: When do you expect to close on this project?
- Mr. Wiktor: We are proposing to approve the project today and the do documents as fast as the company needs them.
- Mr. Murray: We will get an email out to you today or tomorrow with what is required for closing, the only hold up normally is the insurance.
- Mr. Daich: They are already working on the insurance.
- Mr. Murray: Ok, great.
- Mr. Buffamante: Are there motions for the Resolution?

Resolution from Application/Project in Process

-1.) Daich Coatings Corp.

-Daich Coatings Corp. has submitted an application to the CCIDA seeking NYS Sales Tax Abatement, NYS Mortgage Tax Abatement and Real Property Tax Abatement for their proposed manufacturing project at 261 S. Main Street in the Village of Cattaraugus (the former SetterStix Building). Daich Coatings Corp. was established in 1993 and functions as a world leader in the development and manufacture of a wide range of decorative and maintenance coatings. The Cattaraugus location would be established to house the new US production facility branded DAICH Coatings architectural finish coatings. They specialize in the manufacturing of natural, water-based non-toxic coating systems used to transform and protect concrete floors and walls. Their products are sold through The Home Depot, Lowes and Menards throughout the USA.

A public hearing was held on **Thursday, September 18, 2025 at 9:30 a.m.** at the Village of Cattaraugus. A copy of the public hearing minutes is included in each board members package for their review. There were 4 people in attendance the Mayor Nagel stated he supports the project.

-The Total Project Investment: \$1,110,387

Resolution:

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

-Mr. Buffamante: Motion carries and the project is approved.

-Mr. Wiktor: Thank you and thank you Peter, I appreciate you coming down.

-Mr. Daich: Thank you all, you have been extremely nice to me. We are going to be part of this community, we love it here and I love the drive here with the roads and the trees. Thank you and we look forward to being here in Cattaraugus.

-Mr. Wiktor: The next item on the agenda is to signify our support with our partners in government and private sector with respect to the natural gas ban in opposition. We did include roughly three handouts as well and I did participate and a few public hearings up in Buffalo earlier in the month where Senator Borrello and Assemblyman Semplonski and a number of elected officials and business owners were in attendance. It is nothing personal against any party or governor, it really is when you look at New York State, it is blessed with a lot of rich, natural gas, water, Niagara Falls and we should have very affordable power rates here. The national average is roughly about 12 cents a kilowatt and Cattaraugus County is about 22 cents a kilowatt. If you think about why our power is more expensive than right over the boarder in Bradford PA, we are outside of the 30-mile ring for hydropower. Each week our manufactures tell us their utilities are ballooning. We look at it as purely an economic development point of view insofar as reliability and efficiency. We all hear testimony and articles that the grid itself cannot support this on slot of “clean energy”, whether it is solar or wind, and now potentially small nuclear, so it does seem a little like putting the cart in front of the horse because the infrastructure to convert is not there yet and it may be decades away. As Ginger indicated, it is putting a strain on new homeowners as of January 1, 2026 everything electric, every new house has to have an EV charger whether you have an electric car or not. Forcing once source of energy seems to go against the premise of a democracy of choice. I think from a rural, upstate economic development point of view, we certainly stand with Congressman Langworthy with his proposal to have an energy choice. I think we just want to signify we support to encourage the advancement of renewable energy, but we want the ability of choice with an energy source which is efficient, affordable and reliable.

Natural Gas Ban Update/Resolution Opposing

On July 8, 2025 New York State enacted the Climate Leadership and Community Protection Act (CLCPA). The goals set forth in the CLCPA, legislation enacted in the State Budge bans for the use of gas-powered stoves, furnaces, propane and other fossil fuel hookups in most new residential and commercial buildings. CCIDA would like to show their support in conjunction with the County Legislature and Congressmen Langworthy opposing the new Lae relating to natural gas ban in New York State. This act that the State adopted will be very problematic to not only homeowners but new businesses alike.

Resolution:

A Motion was made by Ginger Schroder seconded by James Snyder, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY IN SUPPORT OF CONGRESSMAN NICK LANWORTHY’S ENERGY CHOICE ACT (H.R. 3699, S. 1945) AND IN OPPOSITION TO GOVERNMENT-MANDATED NATURAL GAS BANS. 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.

***CCIDA Financial Reports:**

A Motion was made by Brent Driscoll seconded by Michael Wimer to accept the July 2025 and August 2025 CCIDA Operating Statements as presented to the Board. All in Favor - Motion Carried. Mr. Cullen was excused.

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

- \$57,281.25 – First half of the Administrative Fee for Hidden Gems Family Resorts

***Income for August 2025 (\$20,355.74):**

- \$ 1,500.00 – Application Fee-Win-Sum Ski Corp.
- \$ 134.01 – Refund of ESD Event at Holiday Valley
- \$ 18,092.50 – Reimbursement of SEQR work for Olean Town Centre
- \$ 629.23 – Reimbursement from 4646 Genesee for ½ cost of window washing and gutter cleaning

***Income for September 2025 (\$0.00):**

- \$ 750.00 - First half administrative fee for Rusty Rooster (forthcoming)
- \$120,000.00 - Reimbursement from Cattaraugus County for RevRail project expenses (forthcoming)

-Mr. Wiktor: The work/rehab/renovation for Revolution Rails is completed in the Village of Cattaraugus. Pop up announcements will be going out soon. We could not have done this without the County Legislature's financial support. As the Board will recall, we did sign a 7-year license/lease agreement with Revolution Rail. The rail trip is a 3-mile trip out, 3-mile trip in for a total of a 6-mile round trip with some of the best reviews in the County. You can see into Zoar Valley and the south branch of Cattaraugus Creek, it is just incredible.

-Mr. Buffamante: Corey do we need to have next year's budget for the next board meeting?

-Mr. Wiktor: Yes, we will have a meeting with the finance committee.

-Mr. Buffamante: Ok, sometime in mid-October before the board meeting?

-Mr. Wiktor: Yes, that is correct.

-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):

- ✓ Attended OBDC Board Meeting.
- ✓ Met with the new owners of the West Valley Hotel to discuss ways the IDA can help and assist their proposed redevelopment plans.
- ✓ Several meetings with RevRail and the contractors in Cattaraugus.
- ✓ Meeting with developer of potential project in Allegany.
- ✓ Meeting with developer of potential project in the Village of Ellicottville.
- ✓ Meeting with Frank Puglisi, Governor Hochul's WNY Representative in Buffalo.
- ✓ Attended conference call regarding New Market Tax Credits for distressed areas and how we could apply those to future projects.
- ✓ Meeting with developer of potential commercial project in Olean.
- ✓ Met with Jake Creely for a project update on his new development project in Mansfield and Ellicottville.

- ✓ Had a conference call regarding potential warehouse project in Olean.
- ✓ Several update calls with Matt from Great Lakes Cheese.
- ✓ Met with Nick Ferrai from Field of Dreams on the new development projects.
- ✓ Meeting with developer of potential new project in Hinsdale.
- ✓ Attended Cattaraugus County Economic Team Meeting in Little Valley.
- ✓ Attended Community Action Board Meeting.
- ✓ Attended Global NY Export Tour at Buffalo State University.
- ✓ Meeting with developer of potential project in the Olean area near I-86.
- ✓ Meeting with Jacob from Buffalo Business First regarding 2025 projects.
- ✓ Meeting with Jason Schwab regarding updates on his development project
- ✓ Meeting with John from Crosbys to discuss a possible site in Cattaraugus.
- ✓ Meeting with John Kelly from Cimolai-HY regarding updates on their business and exciting news on their hiring front and growth!
- ✓ Attended Cattaraugus County Data Center site selection Meeting.
- ✓ Meeting upcoming with the new owner of Bear Creek Lake Resort
- ✓ Continuing to outreach, market and looking for new investments and projects within the County.

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

- ✓ **Handout:** *Olean Manufacturing Job Fair.*
- ✓ **Utility Dive:** Article: *“NYPA’s updated renewables plan would more than double capacity to 7 GW.”*
- ✓ **Client Alerts:** Article: *“All-Electric Building Act Approved in New York State.”*
- ✓ **Empire Center:** Article: *“A Warning for New York’s Energy Policy.”*
- ✓ **National Fuel:** Article: *“Speak Up to Protect New York’s Energy Future.”*
- ✓ **Handout:** *Cimolai-HY-We’re Hiring Material Handlers.*

Executive Session:

A Motion was made by Brent Driscoll seconded by Michael Wimer to go into Executive Session for a matter of attorney/client privileges at 12:20 p.m. All in Favor – **Motion Carried.** Mr. Cullen was excused.

A Motion was made by Brent Driscoll seconded by Joseph Wiggins to exit Executive Session and return to the regular meeting at 1:18 p.m. All in Favor – **Motion Carried.** Mr. Cullen was excused. For the official record, no action was taken in the Executive Session.

A Motion was made by Joseph Snyder seconded by Michael Wimer to adjourn the meeting at 1:20 p.m. All in Favor – **Motion Carried.** Mr. Cullen was excused.

*** Next CCIDA Board of Directors Meeting: October 28, 2025 at 11:15 a.m.**
at the CCIDA Offices
9 E. Washington Street
Ellicottville, NY
and also, via Zoom