

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**December 16, 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  
Mr. Thomas Cullen

**Excused:**

None

**CCIDA Staff/Counsel:**

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

**Presenters/Guests:**

Bob Clark, Olean Times Herald (via zoom)  
Rick Miller, Olean Star (via zoom)  
Jonathan Epenstein, Buffalo News (via zoom)  
Pam Tilton, Town of Farmersville  
Josh Aarum., Town of Freedom  
Grace Invey (sp.)  
Daniel Spitzer, Invenergy Legal Counsel  
Sean Perry, Project Manager, Invenergy

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, Mr. Cullen, Ms. Schroder and Mr. Wimer were present.

-Mr. Buffamante: The first order of business is to approve the November 18, 2025 Board Meeting Minutes.

**A Motion was made by Michael Wimer seconded by Thomas Cullen** to accept the Board Meeting Minutes from November 18 2025. All in favor. **Motion Carried.**

-Mr. Buffamante: I will turn it over to Corey. The main action of the meeting today is the Alle-Catt Wind farm project.

-Mr. Wiktor: Thank you Mr. Chairman. Welcome everyone to our December 16, 2025 Board Meeting at the CCIDA Office at 9 E. Washington Street, Ellicottville, NY. We do have a scripted Agenda with a project for the IDA board to consider. I do know we have some guests here so if you could state your name for the record.

Josh Aarum of the Town of Freedom  
Pam Tilton, Supervisor of the Town of Farmersville  
Grace Invey (sp.)

-Mr. Wiktor: Thank you. With respect to that, before the Board for consideration is the Inducement Resolution. We did have 3 public hearings on December 3, 2025. The first one was at 10:00 a.m. in the Town of Farmersville, the second was held at 2:30 p.m. in the Town of Yorkshire and the third was held at 5:30 p.m. in the Town of Freedom. We do have hard copies of the minutes on each side of the table and the minutes were also transcribed and electronically sent out to the Board as well as posted to the Agency's website. I think we had roughly 9 people at Farmersville, 2 or 3 at the Town of Yorkshire and 7 or 8 in the Town of Freedom. If anyone has any questions or discussion on that, let me know. The synopsis on that was certainly in favor and support of the County and the leadership of the legislature to negotiate more on the Host Community Agreements with the 3 Towns (Farmersville, Yorkshire and Freedom), the Schools (Pioneer Central, Franklinville Central and Cuba Rushford) and the host County of Cattaraugus. The Town of Yorkshire has no turbines; it is more a collection/generation substation. Any questions to the Board in respect to minutes presented for the public hearings? We did have a stenographer transcribe and record and we did include submitted letters.

-Mr. Buffamante: Sean or Dan, would either of you like to add anything?

-Sean Perry: The only thing I would add is since the original Inducement Resolution back in February is we met with representatives from the County Legislature as well as all taxing jurisdictions to go back to the Host Community Agreements. The County actually preferred a \$0 PILOT and all monies to be paid to the taxing jurisdictions via the Host Community Agreements, avoids a fiscal cliff, and allows the taxing jurisdictions more freedom to use the money as they see fit. We agreed to a Host Community Agreement with the County Legislature, the Towns Yorkshire, Freedom and Farmersville and the school districts. We have currently executed agreements with Yorkshire/ Pioneer and are expecting Franklinville and Cuba Rushford to be executed later this week.

-Mr. Buffamante: For the rest of the Board Members, one school is meeting tomorrow I think and the other is meeting Thursday.

-Mr. Perry: Franklinville School is meeting tonight and Cuba Rushford is this Thursday.

-Mr. Wiktor: We do have copies of the Host Community Agreements between the County of Cattaraugus and Alle-Catt, agreements with the Town of Yorkshire, Town of Freedom and the Town of Farmersville and Pioneer

Central School District. Prior to the Board considering the Inducement Resolution, there is a caveat on I believe page 7 that states the Agency, staff and counsel will insure all of these Host Community Agreements are signed before issuing any potential benefits, so that is a key point to the resolution.

-Mr. Murray: There was a typo on page 7 of the Resolution, so I am passing out a revised page 7 which respect to the number of local construction jobs. That number is the number of local jobs that will be created with respect to Cattaraugus County which is estimated at 100-125. As Sean mentioned, every taxing jurisdiction was notified, this is a deviation, a 20-year PILOT, a zero-dollar PILOT payment for 20 years. It's a deviation from the Agency's Uniform Tax Exemption Policy, the deviation policies were followed, notice was given, public hearings were held and today consistent with the IDA UTEP any taxing jurisdictions that are here today are able to address the Board. We have followed all the proper policies and procedures, we spent a lot of time working on this (a year), Ginger did a great job, working with the taxing jurisdictions to amend their Host Community Agreements and to get a Host Community Agreement with the County. All the Environment Review has been properly undertaken by New York State and the Resolution before the Board is to approve sales tax exemption benefits and a 20-year zero pay PILOT for all the properties and improvements and construction within Cattaraugus County. On page 8, section 2 of the Resolution, Corey mentioned it, no financial assistance will be provided until Corey has all executed Host Community Agreements and taxing jurisdictions.

-Mr. Wiktor: If you do look on page 6 of the Resolution regarding the zero payment PILOT, how that shapes out financially is roughly \$48 million (plus/minus) over 20 years to the various Towns, Schools and the County.

-Mr. Buffamante: Any questions or comments? If not, we do have the Resolution that I would ask for a motion to approve.

### **\*Resolution from Application/Project in Process\***

#### **-1. Alle-Catt Wind Farm:**

- *Alle-Catt Wind Energy, LLC* has submitted a revised Application to the Agency (November 2025) seeking NYS sales tax and PILOT-real property tax abatement relating to a wind power project consisting of up to 83 wind turbines with a maximum generating capability of approximately 340 MW. Thirty-eight of the turbines will be located in Cattaraugus County in the Towns of Farmersville and Freedom. A Point of Inter-connect (sub-station) will be constructed in the Town of Yorkshire, NY as well.

The project also includes buried electrical cables, pad-mount transformers, access roads, electrical substation, permanent meteorological towers, microwave tower identifiight towers, aircraft detection lighting systems, O&M building and associated improvements and various related equipment.

**-The Total Project Investment: \$618,874,498**

*A public hearing was held on December 3, 2025 at 10:00 a.m. in the Town of Farmersville.* A copy of the script is enclosed in each Board Member's packet together with any public comments.

*A public hearing was held on December 3, 2025 at 2:30 p.m. in the Town of Yorkshire.* A copy of the script is enclosed in each Board Member's packet together with any public comments.

*A public hearing was held on December 3, 2025 at 5:30 p.m. in the Town of Freedom.* A copy of the script is enclosed in each Board Member's packet together with any public comments.

#### **Resolution:**

**A Motion was made by Ginger Schroder seconded by Brent Driscoll, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF ALLE-CATT WIND ENERGY LLC, AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) RATIFYING THE SCHEDULING, NOTICING, AND CONDUCTING OF PUBLIC HEARINGS 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 AND (B) AN ABATEMENT FROM REAL PROPERTY TAXES BENEFIT THROUGH A PAYMENT-IN-LIEU-OF-TAX 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, Mr. Wimer, Ms. Schroder and Mr. Cullen voted yes. **Motion Carried.****

-Mr. Buffamante: The Resolution has passed. We will leave it up to Corey, Bob and Alle-Catt to move it along to a closing.

-Mr. Wiktor: Yes, I believe Sean, his counsel Dan and Bob have been working on various documents assuming we do get the 2 school executed Host Community Agreements. We do appreciate the Board's support, leadership and direction on this project and certainly our County Legislature, our Towns and Schools as well.

-Mr. Buffamante: I would like to thank the Towns, the County Legislature, the leadership of the County, Corey and Bob because they have spent a lot of time on this project the last 2 or 3 months trying to get it to the finish line and we are just about there.

-Mr. Spitzer: We thank the Board for its efforts and Bob and Corey for their efforts. We will get you over the last signed Host Community Agreements. We have spoken with the schools and think there are no issues.

-Mr. Wiktor: Thank you. We will move on to the financial report.

**\*CCIDA Financial Reports:**

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

**\*Income for November 2025 (\$15,725.00):**

- \$15,725.00 – Full administrative fee for Win-Sum Ski

**\*Income for December 2025 (\$13,281.25):**

- \$13,281.25 – 2nd administrative fee for Kinley

- \$245,000.00 – Full administrative fee Edelweiss Dairy Project. \*Project closed on 12-11-25. Income will be reflected in December 2025 Report.

**-Updated Certificate of Deposits.**

**A Motion was made by Brent Driscoll seconded by Michael Wimer to accept the November 2025 CCIDA Operating Statements as presented to the Board. All in Favor - Motion Carried.**

*- General update on projects in process; including the Agency has 3 projects in the closing stage which should close in the 4rd quarter of this year or 1<sup>st</sup> of 2026.*

-Mr. Wiktor: As some updates to the Board, we are closing out the second part of Kinley Construction and issuing a PILOT on that, it was a project from last year. We did close Edelweiss Dairy last week and we did receive the administrative fee on that project which will help offset the income. If you look at the statements, there certainly is a shortfall, but easily explained as it was the monetary investment between the IDA and Cattaraugus County for rehabbing the line for Revolution Rail. We feel it has been a very just and needed investment and I think those dollars will come back in spade. I appreciate the Board's support as we look forward to next Spring, assuming we have no major natural disasters, we will have some clean up and washouts with Spring runoff.

-Mr. Cullen: I think it is important to mention that it did have an impact on ultimately getting the DRI in Cattaraugus.

-Mr. Wiktor: Good point, thank you. If there any questions, I would be happy to take them.

-Mr. Wiktor: It is anticipated there will be a first injection by year end from Alle-Catt.

-Mr. Buffamante: You may want to go over the fee sheet with the Board.

-Mr. Wiktor: Certainly, let me pull it up.

-Mr. Driscoll: While you are doing that, I would like to mention or comment that it seems like a lot of money in terms of fixing things on a railroad line, but for us to enhance tourism in this County, which frankly is one of our bright stars in the County, tourism is one of the growth industries that we do have. It is really a positive thing to do within one of our smaller communities which needs economic development and I think it is the right thing to do. I think it could be a catalyst to actually see some growth and revitalization in some of these areas. Whenever you take things and make things happen like places such as Cattaraugus, South Dayton, Randolph, it really is a positive thing, it's not just Olean and Ellicottville.

-Mr. Wiktor: Thank you Brent. As discussed, and agreed upon between the Agency and the developer, Alle-Catt, we structured the payments. The application was for the project of \$618,874,498.

-Mr. Higgins: That is the portion that is in Cattaraugus County?

-Mr. Wiktor: Yes, that is correct. Normally we have a 1 and 1/16<sup>th</sup> % fee; however, we set it a 1% as a project of this magnitude which is consistent with past projects. What we offered to Alle-Catt, and they agreed upon is the IDA would be in receipt of \$1,547,186 payable by December 31, 2025. The Agency then will receive \$1,500,000 payable on February 1, 2026, \$1,500,000 payable on February 1, 2027 and \$1,500,000 payable on February 1, 2028.

-Mr. Driscoll: Will the first payment clear this year?

-Mr. Wiktor: Assuming they close on the sales tax, yes.

-Mr. Driscoll: How are our CD rates?

- Mr. Wiktor: We will look at the rates.
- Mr. Driscoll: This is all very positive.
- Mr. Wiktor: We have done this payment structure with other projects over the years to soften the payments and position of cash flow.
- Mr. Driscoll: Who finances these projects?
- Mr. Buffamante: Primarily investors and banks, tax credits and all those things.
- Ms. Schroder: NYSEDA, your tax dollars.
- Mr. Snyder: Do they have any systems up yet? Are any of the windmills standing?
- Ms. Schroder: No, but they have brought in a lot of blades to the sites.
- Mr. Wiktor: From my knowledge from the company, most of the road infrastructure, pads and rebar is in.
- Mr. Wiktor: I would like to have a quick update in terms of our projects before we break. I did talk to Dennis Eshbaugh today from Holiday Valley and he said they are on record for one of the busiest years based on the month of December. He said in 2018 we had the same winter conditions. It is great to see after a multitude of years of tough winters of not snowing, both HoliMont and Holiday Valley are in full swing before Christmas.
- Mr. Snyder: As we are discussing Ellicottville, we should mention the loss of our friend John Northrup. He was a huge driver for Ellicottville over the last 40 years. He was a great guy.
- Mr. Wiktor: Yes, thank you Joe, it is a tremendous loss for Ellicottville, the County and the region.
- Mr. Wiktor: I am going to wrap this up with a few items. We have been working with a company that has assisted us with aspects of the Ralph Wilson awards and funding the professional economic development studies and material. What we are going to do is put together some case studies on economic impacts and stating largely the return, based on those incentives back to the County, the Schools, the Towns, the residents and the jobs. We are having the company look at Great Lakes Cheese, Cimolai and Holiday Valley as there are often comments on what were those projects were really worth and it is justified. It is my job to better capsule the financial impact in return back to the County, the residents and the terms of what does it means of number of jobs that created the spinoffs. Camoin Associates is doing a deep dive and holistic look on those 3 projects for a deep dive into the benefits and bullet points.
- Mr. Snyder: Will these guys capture the big, broad view? If they are going to analyze Holiday Valley, you are going to have to go back to the 1950s when they formed it when there was a dairy farm there and then the course of what has happened over 75 years to capture the real story. Because Holiday Valley is there, we have HoliMont, a vibrant downtown and ski lodges that are paying 25 percent of the local tax level. Because of Holiday Valley, they have brought about a lot of everything else around. Will they capture the scope of that?
- Mr. Wiktor: Yes.
- Mr. Snyder: Great Lakes Cheese is the similar story. The choice back then was either Great Lakes Cheese leaves town and you lose 250 jobs and a bunch of farms go out or help them build the thing and have 600 jobs and all the farms can expand. How do you capture that all in numbers?
- Ms. Schroder: Also, all these pop-up businesses, like coffee shops and Amish bake stands.

- Mr. Snyder: Yes, also trucking companies, gas stations, restaurants, grocery stores.
- Mr. Wiktor: I will have a menu to go to the Board so the work we expect is a discussion of scenarios of each project and captivate the before and after.
- Mr. Cullen: My experience in working with them is they would love to talk and to hear that and will help drive it. Part of their process is having work groups for the process as they may not know so they can roll up their sleeves and dig into it.
- Mr. Snyder: I would be happy sit down with them or to meet them for coffee.
- Mr. Buffamante: I suspect Holiday Valley has a lot of history and a group for the history.
- Mr. Wiktor: Yes, they have a working group. I understand what you are saying and we will have more discussions
- Mr. Cullen: I'm not an expert but a lot of Camoin's business is helping communities, counties and cities with their tourism. One provision they are focused on is planning and driving tourism and economic development in these areas. I think for this group it fits well.
- Mr. Buffamante: Another area it might be helpful for is if Great Lakes Cheese and Cimolai have potential future expansions that we could show something that shows what has already been accomplished.
- Mr. Wiktor: I met with Matt last week and I think they are over 530 jobs. They have passed their employment numbers by about 75 and are still hiring.
- Mr. Snyder: Great Lakes has had a positive impact on surrounding communities supporting the farms, trucks and other businesses.
- Mr. Wiktor: I agree, we will have several more discussions on this and I want it tailored.
- Mr. Snyder: Yes, make it useful information for people and not just a book of numbers.
- Mr. Driscoll: Their payroll is close to \$60 million a year for Great Lakes Cheese.
- Mr. Snyder: I believe it.
- Mr. Driscoll: If you think about it, the rule of thumb is to take that 6 times on economic impact.
- Mr. Snyder: It may even be more than that because of the dairy farmers, the property taxes and all the things in the local communities
- Mr. Driscoll: Also, that does not include all their purchases which are mostly local.
- Mr. Snyder: Yes, and Holiday Valley is going to be much more than that because it brought in HoliMont, lots of restaurants and fixed up these buildings, made ski lodges. How do you capture that in a report?
- Mr. Driscoll: Yes, that payroll is every year so you take that impact on just one entity, it's a heck of an impact.
- Mr. Snyder: And the tenacles are even bigger than that. A few years ago, you were faced with are these guys leaving town or are we able to help.

-Mr. Wiktor: As a lead into the 2025 recap, we had projects totaling \$675,845,905, some from small businesses that we helped like Rusty Rooster to Olean Union Sales, Jake Creeley, Fitz and Weller, Kinley, Win-Sum, Daich Coatings and Mazza Mechanical. It should be said the County leadership, the Legislature and the IDA board certainly support and financially drive a lot of these projects with our municipalities. From a point of view from Senator Borrello, Assemblyman Sempolinski, Congressman Langworthy, all of those individuals work with us discussing something in the district which funnels into projects. I am honored to represent the IDA because of the work they support upstream and that cannot be understated. I appreciate that from a staff point of view because when you look at the snapshot of jobs or projects, whether how small or large they are, what is the construct of the return, I believe this County works very efficiently and effectively for the benefit for all.

-Mr. Buffamante: I think \$675 million is a nice number but it is also \$55 million when you pull the wind out.

-Mr. Wiktor: I agree. The scope of projects of the \$55 million is any where from dairy, agriculture, small business, tourism, manufacturing and warehousing, a number of projects that support the County outside of the wind.

-Mr. Wiktor: I did meet with Mayor Elect Sherburne and offered our support and assistance on any various active projects or proposed projects. I did fill her in on projects that are on the hook, one being a large manufacturing that would start with 100 new jobs. I look forward working closely with the city, a key economic community, being the largest City in Cattaraugus County.

-Mr. Wiktor: I would like to point out one of the recent articles entitled: "*Borrello recognized as one of NY's most effective GOP legislators.*" I could not agree with that more, the Senator has always been a longstanding advocate and patriot for not only economic development, but his district as well as Nick Langworthy, our Congressman. Tom, would you like to give a quick update on the Laine Business Accelerator.

-Mr. Cullen: Sure, the IDA sponsored the conference which was a few weeks ago and that had an AI focus and was well attended. Warren Rustand was the keynote speaker who worked in the White House, played in the NBA and has had a bunch of businesses. It was a real success and I think the AI focus was great as I have heard a lot of people are injecting that into their businesses. On Tuesday, a week ago, we had the fifth Laine Business Accelerator showcase and over 5 years 38 businesses have gone through that and we have funded \$200,000 to those 38 businesses in grant money. Two of the businesses in the first cohort had a successful exit in the past year and one announced it of Tuesday of last week. It is a great event, the event of the year for us and it was well attended.

-Mr. Buffamante: What was impressive, I think it was in the paper, was those businesses have created over 200 jobs.

-Mr. Cullen: Yes, that's true. One of our goals is to take 1-3 people businesses and make it 10.

-Mr. Wiktor: It is wonderful to see, thank you for that key update.

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

- ✓ 2025 Project Overview. CCIDA projects totaled \$675,845,905.
- ✓ Meeting with Andy Pascarella and Bill Krysick regarding possible project.
- ✓ Attend Coll212 meeting in Olean.

- ✓ Meeting with Jamestown Macadam on project updates.
- ✓ Attended OBDC Board Meeting.
- ✓ Meeting with City of Olean Mayor-Elect-Sherburne.
- ✓ Meeting with Matt Wilkinson from Great Lakes Cheese on business updates.
- ✓ Attended STERA Board of Directors Meeting in Salamanca.
- ✓ Meeting with Don Benson on potential new project.
- ✓ Attended Community Action Enterprises Board Meeting.
- ✓ Attended WNY IDA Group meeting in Lockport.
- ✓ Watched the Laine Business Accelerator Community Showcase Event.
- ✓ Call with Rich Schecter regarding potential project.
- ✓ Call with realtor of former Strohman's building in Olean.
- ✓ Meeting with Andy Burr and Nelson Nobles regarding potential project.
- ✓ Meeting with Ben Heckathorn from Kinley Construction.
- ✓ Zoom Building Better Railroad.
- ✓ Attended Global NY Canada Reception at the Buffalo Museum.
- ✓ Attended Your Economy Introductory Session.
- ✓ Donations were made to Alley Katz and the Ellicottville Library in memory of Mr. John D. Northrup.
- ✓ Several meetings on projects in process to move them forward to closing.
- ✓ 2026-Tenor is starting up: We could have 2 new applications/projects to start the year off.

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

- ✓ **Olean Times Herald:** Article: "*State: Area sales tax data mixed in October.*"
- ✓ **Olean Times Herald:** Article: "*Borrello recognized as one of NY's most effective GOP legislators.*"
- ✓ **Olean Times Herald:** Article: "*Langworthy's Energy Choice Act passed to full House committee.*"
- ✓ **Olean Times Herald:** Article: "*St. Bonaventure formally opens Cyber Operations Center.*"
- ✓ **Olean Times Herald:** Article: "*Laine Business Accelerator host fifth annual showcase.*"
- ✓ **Buffalo Business First:** Article: "*WNY counties outside Buffalo hit record high for million-dollar home sales.*"

- ✓ **Olean Times Herald:** Article: "*Langworthy, Olean Mayor-elect Sherburne meet to discuss shared priorities.*"

-Mr. Wiktor: I would ask the Board, before we adjourn, the CCIDA Board of Directors, Staff and Counsel would like to take a brief moment to remember and honor the life of Mr. John D. Northrup in his recent passing. We are all very grateful for his dedication, kindness and incredible contributions that his businesses made to Ellicottville and the County. John's presence will be greatly missed; our prayers are with his dear family and friends. We adjourn this meeting in John's memory with our sincere appreciation and respect.

**A Motion was made by Michael Wimer seconded by Joseph Snyder** to adjourn the meeting at 12:25 p.m. All in Favor – **Motion Carried.**

**\* Next CCIDA Board of Directors Meeting: February 17, 2026 at 11:15 a.m.**  
**at the CCIDA Offices**  
**9 East Washington Street**  
**Ellicottville, NY**  
**and also, via Zoom**