

County of Cattaraugus
Industrial Development Agency

BOARD OF DIRECTORS MEETING - AGENDA

Tuesday, April 21, 2026
CCIDA Office
9 E. Washington Street
Ellicottville, NY
11:15 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 March 24, 2026 CCIDA Board of Directors Meeting Minutes:

New Application

-1. Win Sum Ski Corp (Holiday Valley).:

- Win Sum Ski Corp. submitted an Application to the Agency seeking NYS Sales Tax Abetment relating to the purchase(s) of equipment and multiple remodeling projects, snowmaking and infrastructure improvements, also new investments to the Sky-High Park, Golf course items and pool areas, etc. This is another "4 Season" reinvestment project by Holiday Valley. *A complete listing of all of the improvements and projects is included within the application.*

Holiday Valley attracts thousands of visitors from outside the Western NY region as well as Canada. They are a top leader in the Ski/Tourism Industry as referenced by their recent awards which were rated by Ski Magazine.

-The Total Project Investment: \$4,682,489 +/-

-Presentation via Zoom by Camoin Associates:

-The County of Cattaraugus IDA wishes to demonstrate the economic value of its work by focusing on approximately five signature projects that best represent the breadth and impact of the IDA's business assistance efforts. Rather than a broad portfolio-wide analysis, this study will go deep on a curated set of high-impact projects, telling both the quantitative story of jobs, wages, and economic output generated, and the qualitative story of how IDA involvement was instrumental in making each project happen.

The findings will serve as a powerful advocacy and communications tool, demonstrating to elected officials, business partners, and the public the critical role the IDA plays in Cattaraugus County's economic development landscape. *Camoin will present with the IDA on the transformational manufacturing project, **Great Lakes Cheese** and a key re-development project on a Brownfield site that was recently remediated in the City of Olean, **MJ Painting Contractor, LLC**.*

Application/Project in Process

- White Haven Holdings/1 West Main LLC.:

- White Haven Holdings/1 West Main LLC has submitted an Application to the Agency seeking NYS Sales Tax Abetment, NYS Mortgage Recording Abetment and Real Property Tax Abetment (*Adaptive Reuse-10 Year PILOT*) relating to a redevelopment project located at 1 West Main Street in the Village of Gowanda, NY. The project would renovate and modernize the historic **1904 Armes Block** into a mixed-use center consisting of 4 upper floor apartments, 3 commercial rental units, a barber academy and a cocktail lounge.

This proposed project will bring new life to historic building and offer a wide variety of needed amenities in the Village of Gowanda. In May of 2025, this project was announced to modernize into a mixed-use center as part of Gowanda being awarded the **New York Forward** grant. This project is being supported by NYS as part of the NY Forward of \$1,300,000. This project is part of a larger effort to enhance the Gowanda business district and improve streetscapes through the NY Forward Funding.

The public hearing was conducted in the Village of Gowanda on April 14, 2026. A copy of the public hearing minutes are provided in your packet for review. 3 people were in attendance.

-The Total Project Investment: \$3,500,000 +/-

√ Resolution – White Haven Holdings and 1West Main LLC.

***CCIDA Financial Reports:**

-Approval of March 2026 Financial Reports (Vote required):

***Income for March 2026:**

-\$1,500,000 (Application Fee-Win Sum Ski Corp.)

- General update on projects in process: including the Agency has 4 projects in the closing stage which should close in the 2nd quarter of this year.

Zoom Meeting access Information:

Topic: County of Cattaraugus IDA Board Meeting

Time: Apr 21, 2026 11:15 AM Eastern Time (US and Canada) Join Zoom Meeting

<https://us02web.zoom.us/j/86150376051?pwd=GcZiiM-YLET8aaRQiwzvzybsJ24hzzK.1>

Meeting ID: 861 5037 6051

Passcode: 366371

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**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

March 24, 2026

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. Brent Driscoll
Mr. Michael Wimer
Mr. Thomas Cullen

Excused:

Mr. James (Joe) Snyder
Ms. Ginger Schroder

CCIDA Staff/Counsel:

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

Presenters/Guests:

Denies Veloski, Johnson, MacKowiak & Associates, LLP
Luke Mleczko, Johnson, MacKowiak & Associates, LLP
Bob Clark, Olean Times Herald (via zoom)
Rick Miller, Olean Star
Jared White, White Haven Holdings (via zoom)

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. Wimer and Mr. Cullen were present. Mr. Snyder and Ms. Schroder were excused.

A Motion was made by Brent Driscoll seconded by Michael Wimer to accept the Board Meeting Minutes from February 17, 2026. All in favor. Motion Carried. Mr. Snyder and Ms. Schroder were excused.

-Mr. Wiktor: Thank you everyone for joining us today, Tuesday, March 24, 2026 at the IDA office in Ellicottville, NY. This is a joint Board Meeting of the Cattaraugus County IDA and Cattaraugus County Capital Resource Corporation in conjunction with our annual meeting which are held consecutively in March on each year. We do have a full Board Meeting with the audit, some policies, new application, one application in process, an executive session and my updates. We will start right away with Denise and Luke who are the auditors for the IDA and CRC. A copy of the audit was placed in your packet. Before we begin, yesterday morning at 9:30 a.m., the Audit Committee conducted a meeting with Tom Buffamante, Brent Driscoll and Mike Wimer as well as Denise and Luke were on the call, myself and Crystal. The audit minutes were provided to the Board with respect to that meeting. It was some general clean up, topics and questions that we generally have at our standard exit meeting before the audit is presented to the Board as a whole. In accordance with that, we would need the Audit Committee to make a motion and second to vote on that to bring the full audit to the board for review.

A Motion was made by Brent Driscoll seconded by Thomas Buffamante to accept the March 23, 2026 Audit Committee Meeting Minutes to as presented to the Board and to present the 2025 Audit. All in Favor - Motion Carried.

-Mr. Wiktor: Wonderful, this will allow us to hear and entertain the version of the IDA and CRC annual audit. Denise, if you would like to kick off the presentation.

-Ms. Veloski: Yes, thank you. The first item is the independent auditors report which is unmodified, which means it is clean, our opinion is clean and there were no findings. There is an internal controller compliance letter in the back, there were no internal or legal findings and we did not issue a management letter. Basically, it was a good year for the IDA, revenue was up, higher than ever because of your new administrative fee agreement and there are a lot of projects in the works which is always a positive thing. Corey, I am not sure if you want to talk a little about the MD&A.

-Mr. Wiktor: Certainly, thank you Denise. The Management Discussion and Analysis (MD&A) letter starts on page 4 and concludes around page 12. What we include in the letter is a general write up of some high points and active projects throughout the calendar year. There were no issuances of the CRC with tax exempt bonds so the IDA had the line share of the MD&A letter. We talked about a few highlight projects with respect to the previous year and included the full breakdown of the 12 projects that the IDA induced in 2025 in the amount of \$655, 525,518. Obviously, we highlighted the Edelweiss Dairy project where that was the largest one-time agriculture project that the IDA has been party to. Daich Coatings Corporation, a manufacturing project. If the Board recalls, in September of 2025 you supported Daich Coatings for investment into Cattaraugus which was the former Setterstix facility which will allow between 25-35 new manufacturing jobs in the Village and net new to the County. This will also be their U.S. headquarters. We discussed the Revolution Rail breakdown as a tourism, recreational investment and that project was a lot of hard work with Board Member Tom Cullen leading directly as a local group in Cattaraugus. The IDA did receive tremendous support from the Cattaraugus County Legislature as they sponsored about \$120,000 reimbursement to the IDA Board and the IDA Board should be commended for their input of about \$370,000 to the IDA owned property in the Village of Cattaraugus for Phase I of the Revolution Rail. We may get into some updates later in the meeting. The good news is they are looking to kick off on May 2, 2026, this would be year 2 of their 7-year license agreement and we are looking for positive markings for that project this year. We talked about CATTalyst Collective as that was a big portion as this year the IDA is a member with respect to some jobs and acknowledgements, that will conclude that report. Do the Board Members have any questions on the MD&A? If not, we will move right on to the financial statements.

-Ms. Veloski: The financial statements start on page 14, Statement of Net Position, and shows the balance sheet as of December 31, 2025 compared to the balance sheet of December 31, 2024. You can see your total assets are up from \$2.4 million to \$4.2 million, basically most of that sitting in investments and your overall capital assets because we did capitalize the cost for the rail project. Liabilities are up, but not much as the pension liability as that is something you have no control over as the comes from the State. The lease liability is something new we had to start doing a few years ago but you also have a lease asset. Your deferred inflows and outflows are from the pension. Overall, a strong positive change. Page 15 shows a detail of the change, the revenues and the expenses, the \$120,000 is the reimbursement that you received from the County for Revolution Rail. Your largest expense was your payroll and benefits but that is to be expected. Are there any questions on either one of those statements?

-Mr. Buffamante: Why are employee benefits down? Is that an impact of the pension?

-Ms. Veloski: Yes, the pension.

-Mr. Buffamante: Ok, thank you.

-Ms. Veloski: The next page is the Statement of Cash Flows, your overall increase in cash for the year was \$1.7 million, much of which was put into the investment account. You have a good grip on your finances. Corey, did you want to say anything more about that?

-Mr. Wiktor: Certainly, yes. Two-fold, to that point, I would like to thank the IDA Board as well as the Finance Committee for really analyzing and putting a lot of time into the IDA assets accounts and the certificates of deposit. We started a new program with Cattaraugus County Bank on January 1, 2025 and it has helped us tremendously from a customer service point of view, the rates, FDIC and full collateralized of the accounts so it is streamlined. It has been a great process working with CCB and we thank them. The committee and board as a whole put a lot of time in 2024 into 2025 and we thank everyone.

-Ms. Veloski: The next section is the notes and I'll let you read those for your own pleasure. As we have discussed, on page 19 there is a detail of your cash and investments. On your capital assets, one thing we did discuss yesterday that will require board approval is change in the policy for capitalization thresholds as everyone was in agreement that it should be a little bit higher which someone recommended increasing to \$3,000 as \$500 is pretty low. Page 21 we capitalized the railroad and then had some depreciation. Page 22 shows the administration fee agreement and fees to be received for remaining projects and to book that income as it comes in. Page 23 is the pension plan and it is important to know 2025 was \$38,306 versus \$30,460 in 2024 as it is based on salaries and the rate of the plan. Page 24 is the actuarial valuation and this information comes straight from the State by a report and all we do is record it. There are no new accounting standards, and again, as discussed, we now have a lease asset and lease liability booked and amortized on payments to be made. Page 30 shows Schedule of Proportionate Share of the Net Pension Liability, a 10-year schedule. Page 31 shows the Schedule of Agency Contributions from 2017 to 2025 and you can see the changes over the years.

-Mr. Buffamante: So that report does not show our share of the assets of the pension plan?

-Ms. Veloski: Correct.

-Mr. Buffamante: Has it always been like that?

-Mr. Wiktor: Yes.

-Mr. Buffamante: We do not know from this if it over funded or under funded?

-Ms. Veloski: Correct.

-Mr. Driscoll: Is it in the report?

-Ms. Veloski: Yes, it is.

-Mr. Wiktor: It is not broken down.

-Mr. Driscoll: It is a consolidated statement.

-Ms. Veloski: Correct. The next page is the about the bonds. There were 2 new bonds issued this year for Edelweiss Dairy. We have your schedule of leases entered into the year. There were 6 of those and then your schedule of PILOTS entered into and there were also 6 of those. We have our internal control and compliance letter which shows we did not have internal control or compliance issues, nothing was noted and everything seems to be in good order. You all have a letter which is our communications letter to the governing board which is required at the end of an audit which goes over the accounting policies and entering an opinion on your financial statements. Everything went smoothly, a good report and a good year.

-Mr. Wiktor: Any questions from the Board?

- **CCIDA Audit Committee Meeting Minutes:** An Audit Committee Meeting was conducted on March 23, 2026 at 9:30 a.m. to discuss the *DRAFT* 2025 Audit. Copies of the minutes of that meeting are included with the Board Packets. The Audit Committee will make a motion to accept the minutes and proceed with the Audit Presentation.
- **2025 – Annual Audit Presentation** – Prepared for CCIDA/CCCRC by the Auditing firm, Johnson, MacKowiak & Associates, LLP. Mrs. Denise D. Veloski will give the 2025 Audit presentation/overview to the members of the CCIDA/CCCRC Board. (**Action Item.**)

A Motion was made by Brent Driscoll seconded by Thomas Cullen to accept the 2025 Audit Report as presented to the Board. All in Favor - **Motion Carried.** Mr. Snyder and Ms. Schroder were excused.

-Mr. Buffamante: Any comments or questions for Denise or Luke?

-Mr. Driscoll: I think from a financial standpoint, it is a record year for IDA. Correct?

-Mr. Wiktor: Yes.

-Mr. Driscoll: It is to be commended.

-Mr. Buffamante: It was a stressful year, but it turned out to be good in the end.

-Mr. Wiktor: Yes, for sure. Denise and Luke, as always thank you for your help. Not only for this part of the year, but the help you give throughout the year as you and Luke are always there to help us with questions we may have. I would like to give Crystal a huge shot in the arm for her help as other IDAs may have one person who works one on one with the auditor where we here are juggling many roles so it is somewhat cumbersome and we commend you for helping us. We truly appreciate your help throughout the year.

-Board Members: Thank you Luke and Denise.

-Mr. Wiktor: Moving right along. The next item on the agenda is a new project for an investment into Gowanda for White Haven Holdings and 1 West Main LLC. We included the application, cost benefit analysis, various media pieces on the NY Forward and a background on Jared's business in your packet. It is a very exciting

adaptive reuse project that we are excited about to the 1904 Armes Block Building in Gowanda. Jared White is the owner of the building and I will turn the floor over to him to give the who, when, what, why of the project, your ideas, plans and generalities of the project.

-Mr. White: Thank you so much Corey. First and foremost, thank you everyone for your time today and hearing about the project and myself. A little bit about me, I am originally born and raised in Gowanda, New York graduating in 2011. Gowanda is very near and dear as it was where I was born and raised. After graduating in 2011, I found myself in health and wellness, essentially barbershop/salon, medical spas and what have you. The building is roughly 10,000 square feet to be completely mixed use. The upper level is projected to 4-5 residential apartment units, the first floor combined with the basement is looking to be 4 commercial units. My company is looking to take over 2 of those units, one of which would be a vocational trade program for aspiring to be a master barber in the State of New York. We are conditionally approved accreditation from the State of New York. The other commercial space would be a barber shop and we look to bring in another proprietor for the third space and the fourth space we are dabbling in bringing in a cocktail component. There currently is a bowling alley that sits in the basement; however, it has been severely neglected and we are brainstorming how we could revitalize it. That is a little about the project. Corey, do you think I missed anything?

-Mr. Wiktor: No, I think you did a great job. We included 2 attachments A and B which give a background of Jared's professional businesses and a current picture and a proposed picture of the exterior. Attachment B is a recent article that this project was a recipient of about \$1.3 million award with Gowanda winning the New York Forward Competition in 2024. This project is at a high mark with Empire State Development and the whole scope of the redevelopment in Gowanda. The IDA incentives would go to compliment a lot of the costs that are associated to a total rehab of a key historic building in the Village of Gowanda. We are gladly proposing to support the New York State sales tax abatement on all furnishings, fixtures and equipment, our 10-year PILOT on adaptive reuse as well New York State mortgage recording tax abatement, should there be one. This is great to see this project kick off. There is a lot of upbeat tenure in the Village of Cattaraugus with their recent announcement last year with the DRI of \$10 million. I think it is imperative that the IDA is very active with these types of projects in these communities that have such a long historic, rich culture within the County and the region. We look forward to assisting this project. There is no official approval today, we will conduct a public hearing and bring this back to the board to vote in April. We are also working with Diana Cihak who has assisted us in the past on grant applications for any additional assistance. The CATTalyst Collective board I sit on is working to try and get Jared a grant from there as well. We are looking to leverage any local support to help him bring this building to fruition. Do any of the Board Members have any questions?

-Mr. Driscoll: I think this is wonderful you are rehabbing a building in Gowanda. Is there a difference from training to be a barber than training to be a hair stylist?

-Mr. White: Yes, there is a difference between the two. Becoming a master licensed barber in the State of New York results in a \$600 credited course and if you want to become a stylist it is \$1,200.

-Mr. Driscoll: Ok. I think there is a need. There once was a continental school of beauty in Olean which is long gone and I think there is a need to be training both barbers and hair stylists in this area. I congratulate you for doing part of that up in Gowanda. I know there are businesses that need stylists and they are hard to come by in this area. We have issues with getting doctors, veterinarians, plumbers, air conditioning and hair stylists in this area. All those trades we need in this area and I commend you attempting that with this building project.

-Mr. Buffamante: Jared, is this building on the historic registry or are you looking to certify it as a historic building or is that too complex?

-Mr. White: Great question. We don't have a definitive around it, but I have personally retained a couple of advisors to assist with that.

-Mr. Wiktor: This historic tax credits are very restrictive and cumbersome and come at a lot of upfront cost.

-Mr. Buffamante. It may not be worth the effort which is what often happens.

-Mr. Wiktor: Any other questions for Jared?

-Mr. Buffamante: Thank you for resurrecting that building in Gowanda and it has a family tie. It's great marketing.

-Mr. Driscoll: Yes, our small communities need people like you.

-Mr. White: To expand on pertinent to the academy, I am a barber by trade. We have done a lot of things in the community, Gowanda School district specifically. Around back to school time, holidays and graduation bringing the academy members down there and giving back to the community as well as other school districts associated with the Seneca Nation of Indians being Salamanca, Lakeshore and Silver Creek. The academy has a valuated proof of concept for the last 5-6 years. In addition, we have been blessed to accept the \$1.3 million award and have reached out to a few contractors to give us some proposals for this project and has ranged anywhere from \$1.3 million to \$3.5 million. As that number creeps up to the more \$3.5 million, we need as much support as possible.

-Mr. Wiktor: Thank you Jared. I will get in touch with you on some things we are working on. We will get a public hearing set up and if everything goes as plans, we will have everything to the board at our April Board Meeting to approve.

-Mr. Buffamante: Thank you for your time, it was very informational. This project is under adaptive reuse?

-Mr. Wiktor: Yes, 10-year adaptative reuse.

New Application

-1. White Haven Holdings and 1 West Main LLC.:

- White Haven Holdings and 1 West Main LLC has submitted an Application to the Agency seeking NYS Sales Tax Abetment, NYS Mortgage Recording Abetment and Real Property Tax Abetment (*Adaptive Reuse-10 Year PILOT*) relating to a redevelopment project located at 1 West Main Street in the Village of Gowanda, NY. The project would renovate and modernize the historic **1904 Armes Block** into a mixed-use center consisting of 4 upper floor apartments, 3 commercial rental units, a barber academy and a cocktail lounge. This project will bring new life to historic building and offer a wide variety of needed amenities in the Village of Gowanda. In May of 2025, this project was announced to modernize into a mixed-use center as part of Gowanda being awarded the **New York Forward** grant. This project is being supported by NYS as part of the NY Forward of \$1,300,000. This project is part of a larger effort to enhance the Gowanda business district and improve streetscapes through the NY Forward Funding.

We have included additional project information scope (attachments A, B) as well as property information, a recent news article and background information of the developer. This information is attached to the Application for your review and reference.

-The Total Project Investment: \$3,500,000 +/-

-Mr. Wiktor: Next on the agenda is a project in process for 1641 River Street LLC submitted at our last board meeting in February seeking NYS sales tax abatement relating to a NYS Brownfield Clean Up Program (BCP) project located at 1641 River Street, Olean, NY. We did hold the public hearing on March 13, 2026.

-Mr. Driscoll. In the City of Olean there is not a whole lot industrial vacant land.

-Mr. Wiktor: Correct, not in the City of Olean. We had a developer look at this property probably around 2018-2019 because of the size and the problem was the clean-up was going to take about 18-24 month to get it certified clean. Obviously, the property is an underutilized property.

-Mr. Driscoll: This is something for future industrial development that Olean could certainly use. I would like to make that point that there are not a lot of spaces left in Olean and we are trying to bring any kind of industry here and you need spaces this large to support them. Some of them need the rail but certainly they want access to the highways. I support this project.

-Mr. Buffamante: I don't think there is any other potential vacant land in the City of Olean of this size.

-Mr. Wiktor: This clean up indemnifies any potential developers, any historical environmental issues which is a huge thing. These projects, which the IDA has been party to several, that brings properties back in line to do vertical development with an associated tax credit for these sites.

-Mr. Driscoll: Yes, it's an investment in the community and will create jobs.

-Mr. Wimer: Corey, is the roughly 25 acres this triangular parcel?

-Mr. Wiktor: Yes.

Resolution from Application/Project in Process

-1. 1641 River Street, LLC

- 1641 River Street, LLC. had submitted an Application to the Agency seeking NYS sales tax abatement relating to a NYS Brownfield Clean Up Program (BCP) project located at 1641 River Street, Olean, NY. There will be **no** real property tax abatements levied to this project. The project will clean and remediate the property which consists of nearly 25 acres of vacant land in the City of Olean, which is currently largely vacant, contaminated and underutilized. **The project has been accepted into the NYS BCP.*

-The Total Project Investment: \$6,000,000

A public hearing was held on at 10:30 a.m. on March 13, 2026, there were no attendees. Corey has spoken to the Mayor of Olean twice on this project for updates. A copy of the minutes are included in each Board Member's packet.

Resolution:

A Motion was made by Brent Driscoll seconded by Michael Wimer, RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF 1641 RIVER STREET 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. Wimer and Mr. Cullen voted yes. **Motion Carried.** Mr. Snyder and Ms. Schroder were excused. *(Mr. Buffamante stated he has a working relationship with the company; however, he had no financial interest in the company or this particular project.)*

Project Update*

-Cimolai-HY, LLC.:

-In November of 2022, the CCIDA had approved a package to help bring Cimolai-HY and over 200 new manufacturing jobs to Olean, New York. Cimolai-HY to date has invested over \$70 Million dollars into their facility, which spans almost 1 Million square feet in the City, and has exceeded their job commitment as stated in their application to the IDA. Cimolai-HY is a partnership between HY Steel LLC (a division of the Related Companies L.P.) and Cimolai S.p.A., Both companies are an industry leader with a proven track record in their respective fields. Cimolai-HY combines the unique capabilities of each to provide best-in-class structural steel design and fabrication services to our clients.

Cimolai is recognized as one of the world's leading designers and fabricators of structural steel, and has provided structural steel solutions for bridges, stadiums, buildings and specialty structures to clients around the world.

They are the fabricator of choice for many world-renowned architects, and have completed iconic structures throughout the USA, Europe, the Middle East and Africa.

The IDA recently coordinated meeting and tour at Cimolai (John Kelly & Jamie Willson) with Olean Mayor Sherburne and Olean City Development Director Keri Kerper which was eye-popping and great to see with all of the activity and growth that has occurred at their campus over the past 2 years! Cimolai is on hiring spree in which they hope to add 60 to 70 new employees by this summer. The meeting and tour were very appreciated; and again, we must acknowledge the *great help and assistance from the County Legislature* for their incentive package that really helped seal the deal!

(Picture's to be passed around)

-Mr. Wiktor: Next on the agenda are the financial reports and approval of the February 2026 Operating Agreement. Are there any questions?

-Mr. Buffamante: I would like to make one comment. If you look at the month February expenses, there is \$29,000, you might not ever see it that low again. That is the good news and the bad news. The other side of that is that money you will see being spent in the future is going to be for projects that will greatly enhance economic development.

-Mr. Wiktor: Yes, as Tom indicated, we will be starting some joint meetings with the IDA and a professional 3rd party group that would help us with some strategic planning to look at how we can best model our finances to support economic development within the County. We have had several discussions, some short ideas, some long-term ideas, so stay tuned as we will engage the Board over the next several months. We will look at a 3-5 year strategic plan.

-Mr. Driscoll: The comment on the finances is that it gives us some wherewithal to hopefully accelerate some economic development within the County which is always needed. It is a real uphill battle sometimes in New York but this will help. We need to do it judicially, strategically and in a smart way.

***CCIDA Financial Reports:**

A Motion was made by Brent Driscoll seconded by Michael Wimer to accept the February 2026 Operating Statement as presented to the Board. All in Favor - **Motion Carried.** Mr. Snyder and Ms. Schroder were excused.

***Income for February 2026:**

-\$1,500,000 (Admin. Fee-Invoice 2/4 from Alle-Catt)

***Income for March 2026:**

\$25,500.00 (Huntley House Hotel (Former Windgate))

-Mr. Wiktor: We did include an updated Certificate of Deposits Accounts for your information in your packet.

-Mr. Driscoll: I will make the comment that we have not seen these rates, not that they are large, but they are the largest rates we have seen in 5 years. We are making some decent interest.

-Updated Certificate of Deposits Accounts, Terms and Amounts.

- General update on projects in process: including the Agency has 3 projects in the closing stage which should close in the 2nd quarter of this year.

***CCIDA/CCCRC PARIS Reports:**

-Enclosed in each Board Member's package are the draft PARIS reports. We propose the Board to authorize the submittal of the reports.

-Mr. Wiktor: Bob, would you like to touch on the policies as part of the annual meeting?

-Mr. Murray: Yes, there are a couple of administrative items for the Board to be compliant with the Public Authority Law. The first item is you all filled out your confidential evaluation performance and by law it needs to be tallied and submitted to the authority budget office. All 7 members agreed to the highest-level categories so there were no issues. The two other items are the PARIS report which is required by law which is a report of the operations of the Agency.

-Mr. Wiktor: The PARIS report needs to be submitted by March 31st every year.

-Mr. Murray: Every year I look at all the policies to see if there have been any changes in the law and if any of the policies need to be updated. I do not have any changes to the policies by statute, but we are to readopt annually 3 policies being the Procurement Policy, Investment Policy and Real Property Disposition Policy. The only change on the Investment Policy was in the appendix on the last page, it lists the schedule of eligible securities and it was limited, so we added all permissible categories by statute.

-Mr. Wiktor: Thank you Bob.

-Mr. Buffamante: The only thing I had on the Investment Policy was the paragraph talking about having

balances in excess of \$1 million. All our funds are at Cattaraugus County Bank, but I think the funds may be invested elsewhere. Should that be re-worded?

-Mr. Murray: You certainly could.

-Mr. Wimer: If anyone wanted, we could amend with something to the effect that of all deposits with any bank must be insured under the FDIC or collateralized.

-Mr. Buffamante: I believe collateralized is in the policy already.

-Mr. Wiktor: We would need a motion to amend the policy.

***Policies that require adopting:**

Included in the Board Packets are the updated/revised CCIDA Policies to be approved by the Board. Below are the 3 updated policies:

1. Procurement Policy (no change – annual readoption is required)
2. Investment Policy (revised to update eligible securities schedule)
3. Real Property Disposition Policy (no change- annual readoption required)

A Motion was made by Brent Driscoll seconded by Thomas Cullen to amend the Investment Policy with corrections as discussed and accept the adoption of the above three policies as well as the PARIS reports as presented to the Board. All in Favor - **Motion Carried.** Mr. Snyder and Ms. Schroder were excused.

- General update on projects in process; including the Agency has 3 projects in the closing stage which should close in the 1st quarter of this year.

***Review of the CCIDA's Projects & Activities from 2021-2025:**

-Mr. Wiktor: I would like to take a minute to discuss a few highlights here of what we have been working on and some future financial studies we are working on with Camoin Associates. We are picking 5 projects in different buckets (manufacturing, tourism, health care, commercial, adaptive reuse and brownfield) to get a cross section and get a real cost benefit analysis. It will be a very detailed understanding of these projects. At our April 21, 2026 meeting they will be on zoom to discuss these projects.

-The County of Cattaraugus Industrial Development Agency (CCIDA) in conjunction with its annual meeting, is highlighting a strong five-year record of economic development activity, assisting 63 projects from 2021 through December 31, 2025, representing **\$1,642,341,125** in total investment across Cattaraugus County. During that period, the Agency supported a broad mix of projects in manufacturing, agribusiness, tourism, downtown redevelopment, housing, renewable energy, and small-business expansion, helping strengthen the county's economic base and long-term development outlook.

-Please see the attached in-depth write-up and analysis that outlines further details and data.

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

- ✓ **Handout:** Posting: "We're Hiring Across All RevRail Stations."
- ✓ **Newsbreak:** Article: "A Memo Leak Shows Potential Climate Act Ramifications."

✓ **Handout:** Article: *"The Great Ownership Transfer: A new era of business stewardship."*

✓ **Handout:** *"Trailblazer Volunteer Day Help Connect the Trail to Cattaraugus."*

-Mr. Wiktor: I would like to thank the Board, the County Legislature, Bob and the CCIDA staff to move these projects along. I say this as it is our annual meeting and looking at the 5 year snap shot it gives you a background of the number of projects and what you have supported. So, thank you all. Tom, would you like to give a quick update?

-Mr. Cullen: Sure. We are keeping the momentum going in Cattaraugus. In May they will announce the projects that the DRI will fund. Also, RevRail will start May 1, 2026, which you can book online and they are hiring.

-Mr. Driscoll: Has it filled up yet?

-Mr. Cullen: It has not as they have not even advertised it yet so there are currently plenty of spots. They have 2-3 full time marketing people.

-Mr. Wiktor: Thank you Tom.

-Mr. Buffamante: The article on the great ownership was very interesting. You may know better than me, but OBDC is in the beginning stages of a program to try and match entrepreneurs with businesses whose owners may be retiring, thinking of selling or closing their business. This would be a great way to not have to start a business from scratch, to grow it as there is already a structure there.

-Mr. Driscoll: Yes, this came up when the dry cleaner closed. They are going to try to educate people who are looking to retire that they need to start planning 5-6 years ahead as how to turn that business over to their benefit rather than close the business. This has happened to several businesses and they are looking to instead of closing, take those customers that they have and sell that business.

-Mr. Wiktor: Yes, I think it is exciting.

Executive Session:

A Motion was made by Brent Driscoll seconded by Thomas Cullen to go into Executive Session for a matter of Personnel at 1:11 p.m. All in Favor - **Motion Carried.** Mr. Snyder and Ms. Schroder were excused.

A Motion was made by Brent Driscoll seconded by Michael Wimer to exit Executive Session and return to the regular meeting at 1:25 p.m. All in Favor - **Motion Carried.** Mr. Snyder and Ms. Schroder were excused.

A Motion was made by Brent Driscoll seconded by Michael Wimer to adjourn the meeting at 1:25 p.m. All in Favor - **Motion Carried.** Mr. Snyder and Ms. Schroder were excused.

*** Next CCIDA Board of Directors Meeting: April 21, 2026 at 11:15 a.m.**
at the CCIDA Offices
9 East Washington Street
Ellicottville, NY
and also, via Zoom

APPLICATION FOR FINANCIAL ASSISTANCE



Name of Applicant: Win Sum Ski Corp

Date Submitted: April 13, 2026

County of Cattaraugus Industrial Development Agency
P. O. Box 1749
9 East Washington Street
Ellicottville, New York 14731
Phone (716) 699-2005
fax (716) 699-2942
e-mail info@cattcoida.com
web www.cattcoida.com

I. Eligibility Questionnaire - Applicant Background Information

Answer all questions. Use "None" or "Not Applicable" where necessary.

A) Applicant Information-company receiving benefit:

Applicant Name: Win Sum Ski Corp
Applicant Address: 6557 Holiday Valley Road
City/Town: Ellicottville State: NY Zip: 14731
Phone: 716-699-3902
E-mail: dtrathen@holidayvalley.com

B) Business Organization (check appropriate category):

Corporation	<input checked="" type="checkbox"/>	Partnership	<input type="checkbox"/>
Public Corporation	<input type="checkbox"/>	Joint Venture	<input type="checkbox"/>
Sole Proprietorship	<input type="checkbox"/>	Limited Liability Company	<input type="checkbox"/>
Other (specify) _____			
Year Established: <u>1957</u>		State in which Organization is established: <u>NY</u>	

C) Individual Completing Application:

Name: David Trathen
Title: CFO
Address: 6557 Holiday Valley Road
City/Town: Ellicottville State: NY Zip: 14731
Phone: 716-699-3902 E-Mail: dtrathen@holidayvalley.com

D) Company Contact (if different from individual completing application):

Name: _____
Title: _____
Address: _____
City/Town: _____ State: _____ Zip: _____
Phone: _____ E-Mail: _____

E) Company Counsel:

Name of Attorney: Kameron Brooks
Firm Name: Brooks and Brooks LLP
Title: Partner
Address: 207 Court Street
City/Town: Little Valley State: NY Zip: 14755
Phone: 716-938-9133 E-Mail: kbrookslaw.biz

F) Benefits Requested (select all that apply):

- 1. Exemption from Sales Tax Yes or No
- 2. Exemption from Mortgage Tax Yes or No
- 3. Exemption from Real Property Tax Yes or No
- 4. Tax Exempt Financing * Yes or No

* (typically for not-for-profits & small qualified manufacturers)

G) Applicant Business Description:

Describe in detail company background, history, products and customers. Description is critical in determining eligibility:

Company has been in business since 1957, operating a four season resort. Skiing, golf, aerial park and lodging. Attracting customers within a six hour radius.

Estimated % of sales within Cattaraugus County: 100

Estimated % of sales outside Cattaraugus County but within New York State: 0

Estimated % of sales outside New York State but within the U.S.: 0

Estimated % of sales outside the U.S.: 0

(*Percentage to equal 100%)

For your operations, company, and proposed project, what percentage of your total annual supplies, raw materials and vendor services are purchased from firms in Cattaraugus County 30 Est %

Identify vendors within Cattaraugus County for major purchases:

Casey Judkins Contracting, JD Northrup Construction, Southern Tier Electric Supply, Great Valley Builders, Closes Lumber, Home Depot, John Sixt + Son Overhead Door Co. of Olean

II. Eligibility Questionnaire - Project Description & Details

A) Project Location

Address of Proposed Project Facility: 6557 Holiday Valley Road

City/Town: Ellicottville School District: Ellicottville/Great Valley

SBL Number(s) for proposed Project _____

Current Address (if different): NA

City/Town: _____

What are the current real estate taxes on the proposed Project site? \$620,109

If amount of current taxes is not available, provide assessed value for each

Land: \$ _____ Buildings(s): \$ _____ *If available include a copy of current tax receipt.*

Are Real Property Taxes current at project location? Yes or No. If no, explain:

Does the Applicant or any related entity currently hold fee title have an option/contract to purchase the Project site? Yes or No If No, indicate name of present owner of the Project site:

Describe the present use of the proposed Project site (vacant land, existing building, etc.):

Resort operations, skiing, golf, aerial park, lodging

B) Project Description

Provide a narrative of the purpose of the proposed Project (new build, renovations, expansion), square footage of existing buildings (if any) and new construction contemplated and/or equipment purchases. Identify specific uses occurring within the project. Describe any and all tenants and any/all end users: (This information is critical in determining project eligibility. Add an attachment if necessary.):

Projects are mainly equipment and a few small remodeling projects. Snowmaking and infrastructure improvements, golf carts and pool area improvements. Project will attract a significant number of visitors coming from outside the Western NY economic development region approximately 60% from outside of NY state. 20% coming from Canada.

Will the completion of the Project result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state OR in the abandonment of one or more plants or facilities of the project occupant located within the state? Yes or No

If the Proposed Project is located in a different municipality within New York State in which current operations are being undertaken, is it expected that any of the facilities in any other municipality will be closed or be subject to reduced activity? Yes or No. If Yes, you will need to complete Section V, *The Inter-municipal Move Determination*

Is the project reasonably necessary to prevent the project occupant from moving out of New York State? Yes or No. If yes, explain and identify out-of-state locations investigated, type of assistance offered and what competitive factors led you to inquire about sites outside of New York State? Provide supporting documentation if available:

Have you contacted or been contacted by other Local, State and/or Federal Economic Development Agencies? Yes or No. If yes, indicate the Agency and nature of the inquiry below:

Describe the reasons why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations. Focus on competitiveness issues, project shortfalls, etc... Your eligibility determination will be based in part on your answer (attach additional pages if necessary):

Project assistance will allow additional equipment and improvements to be made. Larger reinvestment improves the attraction of the resort, bringing additional tourist dollars to Cattaraugus Co.

Confirm by checking the box, below, if there is likelihood that the Project would not be undertaken but for the financial assistance provided by the Agency? In other words, by way of example only, you would check the "yes" box if you believe, in the event the Agency was unable to provide financial assistance, that it is likely that you would not undertake the Project. Yes or No

If the Project could be undertaken without financial assistance provided by the Agency, then provide a statement in the space provided below indicating why the Project should be undertaken by the Agency:

Project scope would be reduced. Agency support allows for maximum reinvestment.

If the Applicant is unable to obtain financial assistance for the Project, what will be the impact on the Applicant and Cattaraugus County? Potentially fewer tourism visits, less business for suppliers in Cattaraugus Co.

Will onsite child daycare facilities be available on the project site? Yes No

If onsite child daycare facilities are available on the project site, please briefly describe:

Year round licensed Day Care has been provided by Win Sum Ski Corp for many years, helping employees and surrounding area families.

C) Site Characteristics

Will the Project meet zoning/land use requirements at the proposed location? Yes or No

Describe the present zoning/land use: Commercial

If a change in zoning/land use is required, provide details/status of any request for change of zoning/land use requirements: NA

Has a project related site plan approval application been submitted to the appropriate planning department?
 Yes or No

If Yes, include the applicable municipality's and/or planning department's approval resolution, the related State Environmental Quality Review Act ("SEQR") "negative declaration" resolution, if applicable, and the related Environmental Assessment Form (EAF), if applicable.

If No, list the CCIDA as, or ensure that the CCIDA is listed as, an "Involved Agency" on the related EAF that will be submitted to the appropriate municipality and/or planning department for site plan approval and provide to the EAF to the lead agency and to the CCIDA.

If No, because site plan approval is not otherwise required, complete and submit the EAF along with this Application to the CCIDA.

Is the proposed project located on a site where the known or potential presence of contaminants is complicating the development/use of the property? Yes or No If yes, explain:

Has a Phase I Environmental Assessment been prepared or will one be prepared with respect to the proposed project site? Yes or No If yes, provide a copy.

D) Project Type

Select Project Type/Use for all end users at project site (you may check more than one)

Acquisition of Existing Facility	<input type="checkbox"/>	Life Care Facility (CCRC)	<input type="checkbox"/>
Affordable/Workforce Housing	<input type="checkbox"/>	Market Rate Housing	<input type="checkbox"/>
Assisted Living	<input type="checkbox"/>	Mixed Use	<input type="checkbox"/>
Back Office	<input type="checkbox"/>	Multi-Tenant	<input type="checkbox"/>
Civic Facility (not for profit)	<input type="checkbox"/>	Renewable Energy	<input type="checkbox"/>
Commercial	<input checked="" type="checkbox"/>	Research/Design	<input type="checkbox"/>
Senior Housing	<input type="checkbox"/>	Retail	<input type="checkbox"/>
Facility for Aging	<input type="checkbox"/>	Warehousing	<input type="checkbox"/>
Industrial/Manufacturing	<input type="checkbox"/>	Other _____	<input type="checkbox"/>
Tourism Facility/Project	<input checked="" type="checkbox"/>		

Will customers personally visit the Project site for either of the following economic activities indicated below? If yes with respect to either economic activity indicated below, complete Section IV, Retail Questionnaire.

Retail Sales: Yes or No

Services: Yes or No

*For purposes of this question, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the New York Tax Law (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

For the proposed Project Facility, indicate the square footage for each of the uses outlined below:

**If applicant is paying for FFE for tenants, include in cost breakdown

	Square Footage	Cost	% of Total Cost of Project
Manufacturing/Processing			
Warehouse			
Research & Development			
Commercial			
Retail (see retail questionnaire)			
Office			
Renewable Energy			
Specify Other			

What is the estimated project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: 05/01/2026
2. Estimated completion date of project: 04/30/2027
3. Project occupancy – estimated starting date of occupancy: NA

E) Overall Project Costs

Estimated costs in connection with Project:

- | | | |
|--|--|---------------------|
| 1. Land and/or Building Acquisition | | \$ <u>0</u> |
| _____ acres _____ square feet | | |
| 2. New Building Construction _____ square feet | | \$ <u>0</u> |
| 3. New Building Addition(s) _____ square feet | | \$ <u>0</u> |
| 4. Infrastructure Work | | \$ <u>1,635,000</u> |
| 5. Reconstruction/Renovation <u>1000</u> square feet | | \$ <u>145,000</u> |
| 6. Manufacturing Equipment | | \$ <u>0</u> |
| 7. Non-Manufacturing Equipment (furniture, fixtures, etc.) | | \$ <u>2,799,739</u> |
| 8. Soft Costs: (Legal, architect, engineering, etc.) | | \$ <u>102,750</u> |
| 9. Other, Specify: _____ | | \$ _____ |

TOTAL Costs: \$ 4,682,489

Construction Cost Breakdown:

Total Cost of Construction	\$ <u>1,780,000</u>	(sum of 2,3,4 and 5 above)
Cost of materials:	\$ _____	
% sourced in Cattaraugus County	<u>30</u>	%

Have any of the above costs been paid or incurred as of the date of this application? Yes or No
 If yes, describe:
 Some costs for planning or down payments.

Sources of Funds for Project:

Bank Financing	\$0
Equity (excluding equity that is attributed to grants/tax credits)	\$4,682,489
Public Sources (Include sum total of all state and federal grants and tax credits)	\$
Identify each state and federal grant/credit: (i.e. Historic Tax Credit, New Market Tax Credit, Brownfield Cleanup Program, ESD, other public sources)	\$
_____	\$
_____	\$
_____	\$
Total Sources of Funds for Project Costs:	\$4,682,489

Have you secured financing for the project? Yes No. If yes, provide a copy of the loan commitment to the Agency.

Project refinancing estimated amount, if applicable (for refinancing of existing debt only): \$NA

Sales and Use Tax Benefit: Gross amount of costs for goods and services that are subject to State and Local Sales and Use Tax - said amount to benefit from the Agency's sales and use tax exemption benefit: \$4,682,489

Estimated State and Local Sales and Use Tax Benefit (multiply 8.0% by the figure, above): \$374,599

*** Note that the estimate provided above will be provided to the New York State Department of Taxation and Finance. The Applicant acknowledges that the transaction documents include a covenant by the Applicant to undertake the total amount of investment as proposed within this Application, and that the estimate above represents the maximum amount of sales and use tax benefit that the Agency may authorize with respect to this Application, unless otherwise amended and approved by the Agency. The Agency may utilize the estimate above as well as the proposed total Project Costs as contained within this Application, to determine the Financial Assistance that will be offered.*

Mortgage Recording Tax Exemption Benefit: Amount of mortgage, if any that would be subject to mortgage recording tax:

Mortgage Amount (include sum total of construction/permanent/bridge financing): \$

Estimated Mortgage Recording Tax Exemption Benefit (multiply the mortgage amount as indicated above by 1.25 %): \$

Real Property Tax Benefit:

Identify and describe if the Project will utilize a real property tax exemption benefit OTHER THAN the Agency's PILOT benefit (487, 485-b, other):

IDA PILOT Benefit: See Section VI of this Application. Agency staff will indicate the amount of PILOT Benefit based on estimated Project Costs as contained herein and anticipated tax rates and assessed valuation, including the annual PILOT Benefit abatement amount for each year of the PILOT benefit year and the sum total of PILOT Benefit abatement amount for the term of the PILOT.

F) Job Retention and Job Creation

Is the project necessary to expand project employment? Yes or No

Is project necessary to retain existing employment? Yes or No

Employment Plan (Specific to the proposed project location):

	Current # of jobs at proposed project location or to be relocated at project location	If financial assistance is granted – project the number of FT and PT jobs to be retained	If financial assistance is granted – project the number of FT and PT jobs to be created upon 24 months (2 years) after Project completion	Estimate number of residents of the Labor Market Area in which the project is located that will fill the FT and PT jobs to be created upon 24 months (2 years) after project completion **
Full time (FT)	175	175	175	100%
Part Time (PT)	625	625	625	100%
Total ***	800	800	800	100%

** The Labor Market Area includes the Counties of Cattaraugus, Erie, Allegany, Chautauqua and Wyoming. For purposes of this question, estimate the number of FT and PT jobs that will be filled, as indicated in the third column, by residents of the Labor Market Area, in the fourth column.

*** By statute, Agency staff must project the number of FT jobs that would be retained and created if the request for Financial Assistance is granted. Agency staff will project such jobs over the two-year time period following Project completion. Agency staff converts PT jobs into FT jobs by dividing the number of PT jobs by two (2).

Salary and Fringe Benefits for Jobs to be Retained and Created:

Category of jobs to be retained and/or created	# of employees retained and/or created	Average salary for Full Time	Average fringe benefits for full time	Average salary for part time, if applicable	Average fringe benefits for part time, if applicable
Management	55	100,500	44,000	NA	NA
Professional					
Administrative	20	65,000	30,000	38,000	7,500
Production					
Independent Contractor					
Other	715	58,0000	28,000	32,000	4,400

** Note that the Agency may utilize the foregoing employment projections, among other items, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction documents may include a covenant by the Applicant to retain the number of jobs and create the number of jobs with respect to the Project as set forth in this Application.

Payroll Information:

Annual Payroll at proposed project site upon project completion		\$ 13,600,000
Estimated average annual salary of jobs to be retained (full time)		\$90,000
Estimated average annual salary of jobs to be retained (part time)		\$45,000
Estimated average annual salary of jobs to be created (full time)		\$NA
Estimated average annual salary of jobs to be created (part time)		\$NA
Estimated salary range of jobs to be created		
From (full time)	\$NA	To (full time) \$NA
From (part time)	\$NA	To (part time) \$NA

III. Part A: Facility Type - Multi-Tenant Determination

If this is a Single-Use facility fill in section A. If this is a Multi-Tenant fill in section B.

A) For Single Use Facility (to be filled out by developer):

Occupant Name: _____
 Address: _____
 City/Town: _____ State: _____ Zip: _____
 Contact Person: _____
 Phone: _____ Fax: _____
 E-Mail: _____
 Federal ID #: _____ NAICS Code: _____

B) Multi-Tenant Facility (to be filled out by developer):

Have any tenant leases been entered into for this project Yes or No.

If yes, list below and provide square footage to be leased to tenant and NAICS Code for tenant and nature of business.

Tenant Name	Current Address (city, state, zip)	# of sq. ft. and % of total to be occupied at new project site	Briefly describe type of business, products services

Part B: Tenant Form

**** This section must be completed for each proposed tenant ****

A Retail Questionnaire will need to be prepared for each proposed tenant if customers will personally visit the tenant to either participate in a retail sale transaction or pay for a service.

An Inter-Municipal Move Determination will need to be completed for each proposed tenant that is relocating from another municipality or abandoning an existing facility.

Property Address: _____
City/Town: _____

Tenant Name: _____

Amount of space to be leased: _____ SF. What percentage of the building does this represent? _____ %

Are terms of the lease: GROSS or NET

If GROSS lease, explain how Agency benefits are passed to the tenant: _____

Estimated date of occupancy: _____, 20_____

Company Name: _____

Current Address: _____

City/Town: _____ State: _____ Zip: _____

Local Contact Person: _____ Title: _____

Phone: _____ E-mail: _____

Company President/General Manager: _____

Number of employees to be relocated to new project location:

Full-Time: _____ Part-Time: _____ Total: _____

List the square footage which the proposed tenant will lease at the Project location: _____ SF

List the square footage which the proposed tenant leases at its present location(s): _____ SF

Will the project result in relocation from one municipality to another and/or abandonment from other tenant/user(s) facilities in New York State?

Yes or No.

If Yes, fill out Inter-Municipal-Move Determination form.

What will happen to the existing facility once vacated?

If leased, when does lease expire? _____, 20_____

Are any of the proposed tenant's current operations located in facilities which have received an Industrial Development Agency benefit? Yes or No. If yes, provide details as to location, and amount of leased space, how long leased?

IV. Retail Questionnaire

To ensure compliance with Section 862 of the New York General Municipal Law, the Agency requires additional information if the proposed Project is one where customers personally visit the Project site to undertake either a retail sale transaction or to purchase services.

Answer the following:

A. Will any portion of the project (including that portion of the cost to be financed from equity or other sources) consist of facilities or property that are or will be primarily used in making sales of goods or services to customers who personally visit the project site?

Yes or No. If the answer is yes, continue below. If no, proceed to next section

For purposes of Question A, the term "retail sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State of New York (the "Tax Law") primarily engaged in the retail sale of tangible personal property (as defined in Section 1101(b)(4)(i) of the Tax Law), or (ii) sales of a service to customers who personally visit the Project.

B. What percentage of the cost of the Project will be expended on such facilities or property primarily used in making sales of goods or services to customers who personally visit the project? _____%. **If the answer is less than 33% do not complete the remainder of the retail determination and proceed to Inter-Municipal Move Determination.**

If the answer to A is Yes **AND** the answer to Question B is greater than 33.33%, indicate which of the following questions below apply to the project:

1. Will the project be operated by a not-for-profit corporation Yes or No.

2. Is the Project location or facility likely to attract a significant number of visitors from outside the economic development region (Cattaraugus, Erie, Allegany, Chautauqua and Wyoming counties) in which the project will be located? Yes or No

3. Is the predominant purpose of the project to make available goods or services which would not, but for the project, be reasonably accessible to the residents of the municipality within which the proposed project would be located because of a lack of reasonably accessible retail trade facilities offering such goods or services? Yes or No

4. Will the project preserve permanent, private sector jobs or increase the overall number of permanent, private sector jobs in the State of New York? Yes or No.

If yes, explain

5. Is the project located in a Highly Distressed Area? Yes or No

V. Inter-Municipal Move Determination

If completion of a Project benefiting from Agency Financial Assistance results in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, then it must be shown that Agency Financial Assistance is required to prevent the project occupant from relocating out of the state, or is reasonably necessary to preserve the project occupant's competitive position in its respective industry.

Current Address: _____
City/Town: _____ State: _____ Zip: _____

Will the Project result in the removal of an industrial or manufacturing plant of the Project occupant from one area of the state to another area of the state? Yes or No

Will the Project result in the abandonment of one or more plants or facilities of the Project occupant located within the state? Yes or No

If Yes to either question, explain how, notwithstanding the aforementioned closing or activity reduction, the Agency's Financial Assistance is required to prevent the Project from relocating out of the State, or is reasonably necessary to preserve the Project occupant's competitive position in its respective industry:

Does the Project involve relocation or consolidation of a project occupant from another municipality?

Within New York State Yes or No
Within Cattaraugus County Yes or No

If Yes to either question, explain:

What are some of the key requirements the project occupant is looking for in a new site (for example minimum of number of sq. ft., 12 foot ceilings, truck loading docks, thruway accessibility. etc.)

If the project occupant is currently located in Cattaraugus County and will be moving to a different municipality within Cattaraugus County, has the project occupant attempted to find a suitable location within the municipality in which it is currently located? Yes or No

What factors have led the project occupant to consider remaining or locating in Cattaraugus County?

If the current facility is to be abandoned, what is going to happen to the current facility that the project occupant is located in?

Provide a list of properties considered, and reason they were not adequate. (Some examples include: site not large enough, layout was not appropriate, did not have adequate utility service, etc.)

Property (Address)

Reason

VI. Estimate of Real Property Tax Abatement Benefits* and Percentage of Project Costs financed from Public Sector sources**

**** This Section of the Application will be: (i) completed by CCIDA Staff based upon information contained within the Application, and (ii) provided to the Applicant for ultimate inclusion as part of this completed Application.**

PILOT Estimate Table Worksheet

CCIDA Staff will insert and/or prepare appropriate PILOT Benefit information.

Percentage of Project Costs financed from Public Sector Table Worksheet:

Total Project Cost	Estimated Value of PILOT	Estimated Value of Sales Tax Incentive	Estimated Value of Mortgage Tax Incentive	Total of Other Public Incentives (Tax Credits, Grants, ESD Incentives, etc.)

Calculate % (Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: _____ %

Attachment A: Representations, Certifications and Indemnification

David Trathen (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the CFO (title) of Win Sum Ski Corp (name of corporation or other entity) named in the attached Application (the "Applicant"), that he/she has read the foregoing Application and knows the contents thereof, and hereby represents, understands, and otherwise agrees with the Agency and as follows:

- A. **Job Listings:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, new employment opportunities created as a result of the Project will be listed with the New York State Department of Labor Community Services Division (the "DOL") and with the administrative entity (collectively with the DOL, the "JTPA Entities") of the service delivery area created by the federal job training partnership act (Public Law 97-300) ("JTPA") in which the Project is located.
- B. **First Consideration for Employment:** In accordance with Section 858-b(2) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, except as otherwise provided by collective bargaining agreements, where practicable, the Applicant will first consider persons eligible to participate in JTPA programs who shall be referred by the JTPA Entities for new employment opportunities created as a result of the Project.
- C. **Annual Sales Tax Filings:** In accordance with Section 874(8) of the New York General Municipal Law, the Applicant understands and agrees that, if the Project receives any sales tax exemptions as part of the Financial Assistance from the Agency, in accordance with Section 874(8) of the General Municipal Law, the Applicant agrees to file, or cause to be filed, with the New York State Department of Taxation and Finance, the annual form prescribed by the Department of Taxation and Finance, describing the value of all sales tax exemptions claimed by the Applicant and all consultants or subcontractors retained by the Applicant. Copies of all filings shall be provided to the Agency.
- D. **Employment Reports:** The Applicant understands and agrees that, if the Project receives any Financial Assistance from the Agency, the Applicant agrees to file, or cause to be filed, with the Agency, at least annually or as otherwise required by the Agency, reports regarding the number of people employed at the project site, salary levels, contractor utilization and such other information (collectively, "Employment Reports") that may be required from time to time on such appropriate forms as designated by the Agency. Failure to provide Employment Reports within 30 days of an Agency request shall be an Event of Default under the PILOT Agreement between the Agency and Applicant and, if applicable, an Event of Default under the Agent Agreement between the Agency and Applicant. In addition, a Notice of Failure to provide the Agency with an Employment Report may be reported to Agency board members, said report being an agenda item subject to the Open Meetings Law.
- E. The Applicant acknowledges that certain environmental representations will be required at closing. The Applicant shall provide with this Representation, Certification and Indemnification Form copies of any known environmental reports, including any existing Phase I Environmental Site Assessment Report(s) and/or Phase II Environmental Investigations. The Agency may require the Company and/or owner of the premises to prepare and submit an environmental assessment and audit report, including but not necessarily limited to, a Phase I Environmental Site Assessment Report and a Phase II Environmental Investigation, with respect to the Premises at the sole cost and expense of the owner and/or the Applicant. All environmental assessment and audit reports shall be completed in accordance with ASTM Standard Practice E1527-05 and shall be conformed over to the Agency so that the Agency is

authorized to use and rely on the reports. The Agency, however, does not adopt, ratify, confirm or assume any representation made within reports required herein.

- F. The Applicant and/or the owner, and their successors and assigns, hereby release, defend and indemnify the Agency from any and all suits, causes of action, litigations, damages, losses, liabilities, obligations, penalties, claims, demands, judgments, costs, disbursements, fees or expenses of any kind or nature whatsoever (including, without limitation, attorneys', consultants' and experts' fees) which may at any time be imposed upon, incurred by or asserted or awarded against the Agency, resulting from or arising out of any inquiries and/or environmental assessments, investigations and audits performed on behalf of the Applicant and/or the owner pursuant hereto, including the scope, level of detail, contents or accuracy of any environmental assessment, audit, inspection or investigation report completed hereunder and/or the selection of the environmental consultant, engineer or other qualified person to perform such assessments, investigations, and audits.
- G. Hold Harmless Provision: The Applicant acknowledges and agrees that the Applicant shall be and is responsible for all costs of the Agency incurred in connection with any actions required to be taken by the Agency in furtherance of the Application including the Agency's costs of general counsel and/or the Agency's bond/transaction counsel whether or not the Application, the proposed Project it describes, the attendant negotiations, or the issue of bonds or other transaction or agreement are ultimately ever carried to successful conclusion and agrees that the Agency shall not be liable for and agrees to indemnify, defend, and hold the Agency harmless from and against any and all liability arising from or expense incurred by: (i) the Agency's examination and processing of, and action pursuant to or upon, the Application, regardless of whether or not the Application or the proposed Project described herein or the tax exemptions and other assistance requested herein are favorably acted upon by the Agency; (ii) the Agency's acquisition, construction and/or installation of the proposed Project described herein; and (iii) any further action taken by the Agency with respect to the proposed Project including, without limiting the generality of the foregoing, all causes of action and attorney's fees and any other expenses incurred in defending any suits or actions which may arise as a result of any of the foregoing. Applicant hereby understands and agrees, in accordance with Section 875(3) of the New York General Municipal Law and the policies of the Agency that any New York State and local sales and use tax exemption claimed by the Applicant and approved by the Agency, any mortgage recording tax exemption claimed by the Applicant and approved by the Agency, and/or any real property tax abatement claimed by the Applicant and approved by the Agency, in connection with the Project, may be subject to recapture and/or termination by the Agency under such terms and conditions as will be established by the Agency and set forth in transaction documents to be entered into by and between the Agency and the Applicant. The Applicant further represents and warrants that the information contained in this Application, including without limitation information regarding the amount of the New York State and local sales and use tax exemption benefit, the amount of the mortgage recording tax exemption benefit, and the amount of the real property tax abatement, if and as applicable, to the best of the Applicant's knowledge, is true, accurate and complete.
- H. This obligation includes an obligation to submit an Agency Fee Payment to the Agency in accordance with the Agency Fee policy effective as of the date of this Application
- I. By executing and submitting this Application, the Applicant covenants and agrees to pay the following fees to the Agency:
- (i) a non-refundable \$1,500.00 application processing and publication fee (the "Application Fee") at time of application submission payable CCIDA;
 - (ii) Unless otherwise agreed to by the Agency, an amount equal to one and one quarter percent (1.0625%) of the total project costs, at the time of issuance of Financial Assistance/closing;
 - (iii) All fees, costs and expenses incurred by the Agency for (1) legal services, including but not limited to those provided by the Agency's general counsel and/or the Agency's

bond/transaction counsel, thus note that the Applicant is entitled to receive a written estimate of fees and costs of the Agency's general counsel and the Agency's bond/transaction counsel; and (2) other consultants retained by the Agency in connection with the proposed project, with all such charges to be paid by the Applicant at the closing.

- J. If the Applicant fails to conclude or consummate the necessary negotiations, or fails, within a reasonable or specified period of time, to take reasonable proper or requested action, or withdraws, abandons, cancels, or neglects the Application, or if the Applicant is unable to find buyers willing to purchase the bond issue requested, or if the Applicant is unable to facilitate the sale/leaseback or lease/leaseback transaction, then, upon the presentation of an invoice, Applicant shall pay to the Agency, its agents, or assigns all actual costs incurred by the Agency in furtherance of the Application, up to that date and time, including but not necessarily limited to, fees of the Agency's general counsel and/or the Agency's bond/transaction counsel.
- K. The Applicant acknowledges and agrees that all payment liabilities to the Agency and the Agency's general counsel and/or the Agency's bond and/or transaction counsel as expressed in Sections H and I are obligations that are not dependent on final documentation of the transaction contemplated by this Application.
- L. The cost incurred by the Agency and paid by the Applicant, the Agency's general counsel and/or bond/transaction counsel fees and the processing fees, may be considered as a cost of the Project and included in the financing of costs of the proposed Project, except as limited by the applicable provisions of the Internal Revenue Code with respect to tax-exempt bond financing.
- M. The Applicant acknowledges that the Agency is subject to New York State's Freedom of Information Law (FOIL). **Applicant understands that all Project information and records related to this application are potentially subject to disclosure under FOIL subject to limited statutory exclusions.**
- N. The Applicant has read and understands the Agency's Policy Respecting Recapture of Agency Benefits (the "Recapture Policy"). The Applicant covenants and agrees that it fully understands that the Recapture Policy is applicable to the Project that is the subject of this Application, and that the Agency will implement the Recapture Policy if and when it is so required to do so. The Applicant further covenants and agrees that its Project is potentially subject to termination of Agency financial assistance and/or recapture or modification of Agency financial assistance so provided and/or previously granted.
- O. The Applicant understands and agrees that the provisions of Section 862(1) of the New York General Municipal Law, as provided below, will not be violated if Financial Assistance is provided for the proposed Project:
- § 862. Restrictions on funds of the agency. (1) No funds of the agency shall be used in respect of any project if the completion thereof would result in the removal of an industrial or manufacturing plant of the project occupant from one area of the state to another area of the state or in the abandonment of one or more plants or facilities of the project occupant located within the state, provided, however, that neither restriction shall apply if the agency shall determine on the basis of the application before it that the project is reasonably necessary to discourage the project occupant from removing such other plant or facility to a location outside the state or is reasonably necessary to preserve the competitive position of the project occupant in its respective industry.
- P. The Applicant confirms and acknowledges that the owner, occupant, or operator receiving Financial Assistance for the proposed Project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations.

- Q. The Applicant confirms and acknowledges that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any Financial Assistance and the reimbursement of an amount equal to all or part of any tax exemption claimed by reason of the Agency's involvement the Project.
- R. The Applicant confirms and hereby acknowledges that as of the date of this Application, the Applicant is in substantial compliance with all provisions of Article 18-A of the New York General Municipal Law, including, but not limited to, the provision of Section 859-a and Section 862(1) of the New York General Municipal Law.
- S. The Applicant and the individual executing this Application on behalf of Applicant acknowledge that the Agency and its counsel will rely on the representations and covenants made in this Application when acting hereon and hereby represents that the statements made herein do not contain any untrue statement of a material fact and do not omit to state a material fact necessary to make the statements contained herein not misleading.

STATE OF NEW YORK)
 COUNTY OF CATTARAUGUS) ss.:


David Trathen, being first duly sworn, deposes and says:

1. That I am the CFO _____ (Corporate Office) of Win Sum Ski Corp (Applicant) and that I am duly authorized on behalf of the Applicant to bind the Applicant.
2. That I have read the attached Application, I know the contents thereof, and that to the best of my knowledge and belief, this Application and the contents of this Application are true, accurate and complete.

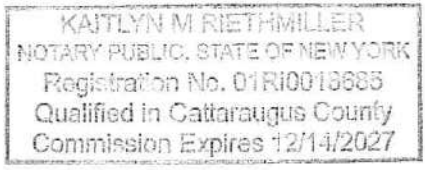


 (Signature of Officer)

Subscribed and affirmed to me under penalties of perjury
 this 13 day of April, 2026.



 (Notary Public)



Attachment B: CCIDA Insurance Requirements

**COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY
(Insurance Specifications as of November 1, 2022)**

A summary of CCIDA insurance requirements follows. Please note that insurance is to be provided by the Company and/or Project owner after Board approval and prior to utilization of CCIDA financial assistance, and shall be maintained during the term of any applicable Agent Agreement and/or Lease Agreement by and between the CCIDA and the Company.

During the term of an Agent Agreement and/or a Lease Agreement entered into with the County of Cattaraugus Industrial Development Agency an **ACORD 25-Certificate of Liability Insurance and ACORD 855 NY-New York Construction Certificate of Liability Addendum** shall be provided evidencing the following insurance is currently maintained and in force with an insurance carrier approved to do business in the State of New York and maintaining an A.M. Best Rating of A- or better showing County of Cattaraugus Industrial Development Agency as Certificate Holder. It is our suggestion that you share these requirements with your current insurance agent, broker or insurance company.

Acceptable Certificates of Insurance shall indicate the following minimal coverage, limits of insurance, policy numbers and policy effective and expiration dates.

Commercial General Liability: Agent and subcontractors shall provide such coverage on an occurrence basis for the named insured's premises & operations and products-completed operations. Blanket Contractual Liability provided within the "insured contract" definition may not be excluded or restricted in any way. Property damage to work performed by subcontractors may not be excluded or restricted nor shall the Additional Insured's coverage for claims involving injury to employees of the Named Insured or their subcontractors be excluded or restricted. The "insured contract" exception to the Employers Liability exclusion also may not be removed or restricted in any way.

These coverages are to be properly evidenced by checking the appropriate box(es) on the **ACORD 855-NY Construction Certificate of Liability Addendum's** Information Section, Items G, H, I and L. Policy shall have attached **Designated Location(s) General Aggregate Limit CG 25 04** endorsement.

Limits expressed shall be no less than:

General Aggregate	\$2,000,000
Products-Completed Operations Aggregate	\$2,000,000
Per Occurrence	\$1,000,000
Personal & Advertising Injury	\$1,000,000
Fire Damage Liability	\$ 100,000
Medical Payments (per person)	\$ 5,000

County of Cattaraugus Industrial Development Agency shall be named as Additional Insured per **ISO Form CG 20 26-Additional Insured Designated Person or Organization** to provide coverage for the Additional Insured. Coverage shall apply on a Primary & Non-Contributory basis. All insurance required of the Company shall waive any right of subrogation of the insurer against any person insured under such policy, and waive any right of the insurer to any off-set or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any person insured under such policy.

ACORD 855 NY-New York Construction Certificate of Liability Insurance: It is not uncommon for insurers to modify the standard ISO policy language with endorsements that result in modifications to language preferred by the insurer. This addendum is required to supplement the **ACORD 25-Certificate of Liability Insurance** with additional information that provides a more detailed expression of the types of coverage required. Specifically required coverages may be excluded or limited by the attachment of exclusionary or limitation endorsements. This

addendum provides the insurer the ability to certify coverage provided by the absence of such exclusionary or limiting modifications.

Blanket Additional Insured endorsement to include — Owner, Lessees or Contractors - Automatic Status For Other Parties When Required in Written Construction Agreement — Wording should include any other person or organization you are required to add as an additional insured under the contract or agreement (**Paragraph 2 of CG 20 38 04 13 or equivalent**).

Any scheduled person or organization section of the additional insured endorsement containing wording other than designated names shall not be accepted.

Automobile Liability: Business Auto Liability with limits of at least \$1,000,000 each accident. Business Auto coverage must include coverage for liability arising out of all owned, leased, hired and non-owned automobiles.

County of Cattaraugus Industrial Development Agency shall be included as Additional Insured on a Primary & Non-Contributory basis on the auto policy. All insurance required of the Company shall waive any right of subrogation of the insurer against any person insured under such policy and waive any right of the insurer to any off-set or counterclaim or any other deduction, whether by attachment or otherwise, in respect of any liability of any person insured under such policy.

Umbrella/Excess Liability: Commercial Umbrella or excess liability for a limit of at least \$5,000,000 per occurrence with a \$5,000,000 Aggregate. Coverage should respond on a follow-form basis and excess over the aforementioned underlying policy limits. County of Cattaraugus Industrial Development Agency shall be named as Additional Insured. Coverage shall apply on a Primary & Non-Contributory basis.

Workers Compensation/Disability Insurance:

i) The Company and/or Project Owner shall provide evidence of insurance and maintain Workers Compensation/Disability insurance as required by statute. County of Cattaraugus Industrial Development Agency shall be named as the Certificate Holder.

ii) **Accepted Forms:**

Workers Compensation Forms		DBL (Disability Benefits Law) Forms	
CE-200	Exemption	CE-200	Exemption
C-105.2	Commercial Insurer	DB-120.1	Insurers
S1-12	Self-Insurer	DB-155	Self-Insured
GS1-105.2	Group Self-Insured		
U-26.3	New York State Insurance Fund		

If the Company and/or Project owner have no employees, the Company and/or Project owner shall provide a completed and signed Form CE-200 or later revision, which is found on the New York State Workers Compensation Board website: www.wcb.ny.gov/. This form is to be completed on-line, printed, and signed.

CCIDA Address: All evidence of insurance shall be sent to:

County of Cattaraugus Industrial Development Agency
9 East Washington Street
Ellicottville, NY 14731

Attachment C: CCIDA Attorney Fee Schedule

CCIDA Attorney Fees:

Project Amount	Standard Agency Counsel Fee
<=\$499,000	\$5,000
<=\$500,000 - < \$999,999	\$7,500
>\$1M - <\$1,999,999	\$9,000
>\$2M - <\$3,999,999	\$15,000
>\$4M - < \$5,799,000	\$20,000
>\$5,800,00	1/3 of Agency Administrative Fee (currently 1.0625% of the Project Amount)

If a project application is withdrawn or does not close, the applicant is responsible for any costs incurred by the agency on behalf of the project.

Resort Projects (over \$100,000) - Version 5	
Project	Purpose
Snowmaking	New / Maintenance
Parking Lot Repairs and Add Blacktop	
Led Slope Lights Morning Star Area	
Tannenbaum L slope side windows, seals on window all are failing	
New Gates	Mardi Gras & Tannenbaum
Inn TV & TV Stand Replacement	Upgrade
Inn Carpet and Tile Replacement	Upgrade - \$20,000 per room x 25 rooms
Desktop Replacement	Windows 10 EOL
Versa PMS Upgrade	Upgrade PMS to most current platforms
2 toro 3150 greens mowers	
Replace grand rapids 1 and 2 with new courses, and reroute 3 courses	new design to avoid dying trees, keep up with guest expectations
McCarty's counters, kitchen and mechanical	Construction scheduled spring

Department Projects (\$10,000 to \$100,000) - Version 5

Project	Purpose
<u>Mountain Ops -</u>	
Replace BobCat & Snowblower	Trade old one
3 New Snowmobiles	Trade older ones
3 New CanAms Side by Side	Trade off older ones
Lift Painting	
Replace Sunrise Lift House	35 Years old
Replace Chute Lift House	35 Years old
Lift House Repairs	
Tree Trimmer	
Tree Trimming	
Clean Snowmaking Pond	
New Loading Ramps Creekside and Sunrise	
Parking Signs/Cone/Lights	
New Deck on The New Crane	
219 Parking Shelter	
Sunrise/Yodeler/Cindys Seat Pads	
<u>Inn -</u>	
Parking Lot Curb Replacement	Incomplete from 2025
Mattresses	Replace
Hot Water Tanks	Replace & Backup
Insulate Attics	Control Ice & regulate room temps
Refinish/Repair Core Entry Doors	Refinish Oak Doors
Adirondack Chairs	Finish updating chairs
Yearly HVAC Units	Replacements
Changing Room Updates	Replace tile & paint lockers
Room Doors and Door Frames	Replacement
Pool Area Tables & Chairs and Suite Chairs	Replacement
Fire sprinkler testing and replacement (Inn)	
<u>Food and Beverage -</u>	
Yodeler cafeteria upgrade - PLANNING	Modernize marketplace as a reinvestment, improve guest satisfaction
Silverware	Increased weddings, need more inventory
Cabana / Patio Planning	
<u>Tamarack -</u>	
Pool Furniture	Replace
Tamarack conference room upgrade, paint, window treatment, carpet	We have lost 25/100 conference chairs; match new color schemes at Tamarack
<u>Misc. Resort -</u>	

Modernize Pool Fountain	Construction scheduled spring
High top tables at yodeler replacement	
Add High tops and chairs - main	
Creekside lodge ground floor	replace carpet with rubber
All new wall and floor fixtures for the Mountain Shop / Golf Shop - PLANNING	I would like to update the fixtures on the wall and floor, make them more modern and shopable. Take a look at the summer + winter layout so that we can come up with something aesthetically pleasing to all our seasonal guests
<u>IT -</u>	
Displays	Replace old displays that are VGA only
Posiflex Upgrade for F&B	Bring the last few desktops up to speed with rest
Meraki AP Replacement	Replace Ubiquiti AP's with Meraki - more robust
Digital Signage	Yodeler and Tannenbaum - review Skiosk Plaza Deck
Copier Review	Reaching EOL
Citrix Desktops and Thin Client Upgrades	
Replace Ingenico Pinpads for POS	
<u>Golf -</u>	
Agri metal greens roller	
John Deere gator	
Ventrac power rake attachment	
Yamaha Golf Cars	Replacement
Driving Range Netting	
Misc. Golf R&M	
Club car for Pam	
<u>Sky High -</u>	
Tree and Branch removal	keep the park safe, clear area for new and rerouted courses
Aerial Park R&M	bring park back up to standards,
Replace 130 zip line trollies	replace trollies with worn bearings
replace 6, FG 9 rescue device	end of life of current
<u>HVTC Upgrades-</u>	
Carpet Upgrades & Parts	
Lights	
Tiller	Rebuild

smi pole cat fan	
boiler	replace
Roof repair	
Misc. electric	disconnects
lift 1 - railings	
Shovels, rakes & lot cones	
HVTC Interior Refresh	

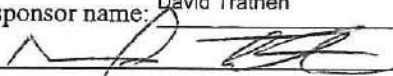
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Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Win Sum Ski Corp			
Name of Action or Project: Summer 2026 Equipment			
Project Location (describe, and attach a location map): 6557 Holiday Valley Road Ellicottville NY 14731			
Brief Description of Proposed Action: Project consists of the purchase of equipment and small remodeling projects. This project will allow Win Sum Ski Corp to stay competitive and attract additional guests from the surrounding area and neighboring states.			
Name of Applicant or Sponsor: Win Sum Ski Corp		Telephone: 716-699-3902	
		E-Mail: dtrathen@holidayvalley.com	
Address: 6557 Holiday Valley Road			
City/PO: Ellicottville		State: NY	Zip Code: 14731
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		1200 acres	
b. Total acreage to be physically disturbed?		1.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1200 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>David Trathen</u>	Date: <u>04/13/26</u>	
Signature: 		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

MRB Cost Benefit Calculator

Cattaraugus County Industrial Development Agency

Date
 Project Title
 Project Location

Construction Phase - Project Assumptions

Project Costs

Enter total project costs:	Value
Local Construction Spending*	<input type="text" value="\$4,682,489"/>
% of locally sourced materials and labor	<input type="text" value="30%"/>
In-region construction spending	<input type="text" value="\$1,404,747"/>

Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$1,404,747
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$1,404,747

Most projects will only have one line related to construction type.

Operation Phase - Project Assumptions

Jobs and Earnings from Operations

[NAICS Lookup](#)

Year 1 - Enter NAICS

	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	713921	20	\$65,000	\$1,300,000
0	713921	55	\$100,500	\$5,527,500
0	713921	715	\$58,000	\$41,470,000
0	713921	0	\$0	\$0
0				\$0
0				\$0
Total				\$48,297,500

Year 2

	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	713921	20	\$65,000	\$1,300,000
0	713921	55	\$100,500	\$5,527,500
0	713921	715	\$58,000	\$41,470,000
0	713921	0	\$0	\$0
0	0			\$0
0	0			\$0
Total				\$48,297,500

Year 3+ (Full Employment)

	NAICS	Count	Per Job Annual Earnings	Total Earnings
0	713921	20	\$65,000	\$1,300,000
0	713921	55	\$100,500	\$5,527,500
0	713921	715	\$58,000	\$41,470,000
0	713921	0	\$0	\$0
0	0	0		\$0
0	0			\$0
Total				\$48,297,500

Fiscal Impact Assumptions

Estimated Costs of Incentives

Sales Tax Exemption	%	Value	PILOT Term (Years)	<input type="text" value="0"/>
Local Sales Tax Rate	4.00%	\$374,599	Escalation Factor	<input type="text" value="2%"/>
State Sales Tax Rate	4.00%	\$187,300	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="\$374,599"/>		

Cattaraugus County Industrial Development Agency

MRB Cost Benefit Calculator

Date: April 15, 2026
 Project Title: Win Sum Ski Corp.
 Project Location: 6557 Holiday Valley Road, Ellicottville NY



Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment
 \$4,682,489

Temporary (Construction)			
	Direct	Indirect	Total
Jobs	6	2	9
Earnings	\$514,604	\$106,723	\$621,327
Local Spend	\$1,404,747	\$388,248	\$1,792,995

Ongoing (Operations)			
Aggregate over life of the PILOT			
	Direct	Indirect	Total
Jobs	0	0	0
Earnings	\$144,892,500	\$0	\$144,892,500

Figure 1

Net Benefits

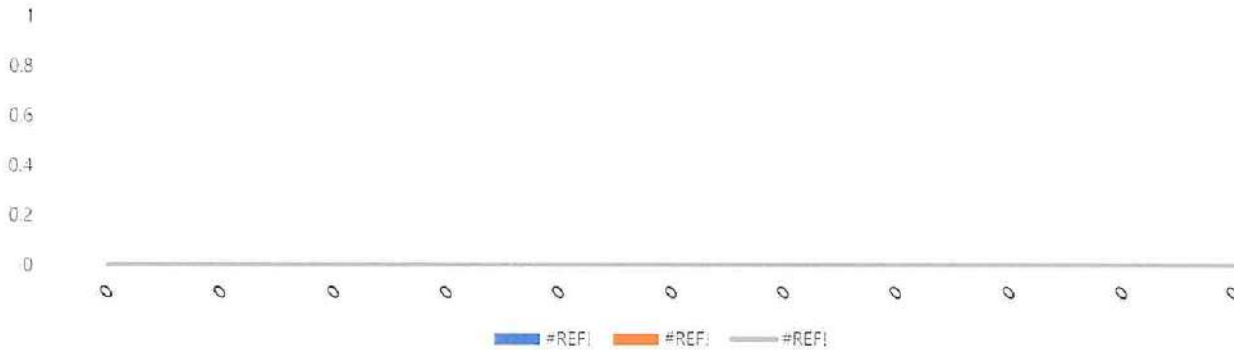


Figure 2

Total Jobs



Figure 3

Total Earnings



Fiscal Impacts



Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$374,599	\$374,599
Local Sales Tax Exemption	\$187,300	\$187,300
State Sales Tax Exemption	\$187,300	\$187,300
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
Total Costs	\$374,599	\$374,599

State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$146,532,424	\$140,885,019
To Private Individuals	<u>\$145,513,827</u>	<u>\$139,905,680</u>
Temporary Payroll	\$621,327	\$621,327
Ongoing Payroll	\$144,892,500	\$139,284,352
Other Payments to Private Individuals	\$0	\$0
To the Public	<u>\$1,018,597</u>	<u>\$979,340</u>
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$4,349	\$4,349
Ongoing Jobs - Sales Tax Revenue	\$1,014,248	\$974,990
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$7,566,719	\$7,275,095
To the Public	<u>\$7,566,719</u>	<u>\$7,275,095</u>
Temporary Income Tax Revenue	\$27,960	\$27,960
Ongoing Income Tax Revenue	\$6,520,163	\$6,267,796
Temporary Jobs - Sales Tax Revenue	\$4,349	\$4,349
Ongoing Jobs - Sales Tax Revenue	\$1,014,248	\$974,990
Total Benefits to State & Region	\$154,099,143	\$148,160,115

Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$140,885,019	\$187,300	752:1
State	\$7,275,095	\$187,300	39:1
Grand Total	\$148,160,115	\$374,599	396:1

*Discounted at 2%

Additional Comments from IDA

Project is seeking sales tax exemption only. No PILOT or Mortgage Recording Tax Exemption.

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

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

**WHITE HAVEN HOLDINGS CORPORATION, 1WESTMAIN 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, April 21, 2026 at 11:15 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 WHITE HAVEN HOLDINGS CORPORATION, 1WESTMAIN 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 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

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, WHITE HAVEN HOLDINGS CORPORATION, IWESTMAIN 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 acquisition by the Agency of a leasehold interest in certain property located at 1 West Main Street in the Town of Persia, Village of Gowanda, Cattaraugus County, New York and all other lands in the County of Cattaraugus where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the “Land”), (ii) the adaptive reuse of a 9,500+/- sq. ft. existing historic 1904 Armes commercial building into a mixed-use center with five apartments and three commercial rental units (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 April 14, 2026, at 11:00 a.m., at the Village of Gowanda, 27 East Main Street, Gowanda, New York 14070, 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”), (ii) negotiate and enter into a lease agreement (the “Lease Agreement”) and related leaseback agreement (the “Leaseback Agreement”) with the Company, pursuant to which the Agency will retain a leasehold interest in the Land, the Existing Improvements, the Improvements, the Equipment and personal property constituting the Facility; and (iii) provide Financial Assistance to the Company in the form of (a) 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, (b) a mortgage recording tax exemption benefit for the financing related to the Project, and (c) a partial abatement from real property taxes benefit through a ten (10) year term PILOT Agreement for the benefit of each municipality and school district having taxing jurisdiction over the Project, (collectively, the sales and use tax exemption benefit, the mortgage recording tax exemption benefit, and the partial abatement from real property taxes benefit, are hereinafter collectively referred to as the “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, the Agency must, prior to providing any Financial Assistance to such a “retail” Project, find that: (1) 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 Town of Persia 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, if the Agency makes a retail finding based on item (2) or (3), as described in the immediately preceding Whereas clause, 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 State; and thereafter, the chief executive officer of the County of Cattaraugus, New York, shall confirm the proposed action of the Agency; and

WHEREAS, Section 854(18) of the New York General Municipal Law defines a “Highly Distressed Area” to include a census tract, or a census tract contiguous thereto, which, based upon the most recent census data available, has (i) a poverty rate of at least twenty percent or at least twenty percent of households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which such data relates; and

WHEREAS, the Project involves a “Type II action” as said term is defined within the New York State Environmental Quality Review Act (“SEQR”) and therefore no other determination or procedures under SEQR are required; 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, if any, and Agency board member review of and recommendations related to the Project and its resolution to approve the Project subject to the terms and conditions as described herein, the Agency board member review of the Project’s cost benefit ratio, the costs of incentives so applied for, the anticipated new tax revenues to be generated by the Project, as well as the Project’s contemplated community benefits, 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 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 Agency has reviewed U.S. Census Bureau data for calendar year 2024 and determined that Census Tract 9400 satisfies the foregoing criteria for a Highly Distressed Area, and that Census Tract 9604, within which the Project is located, is contiguous to Census Tract 9400 and therefore is located within a "Highly Distressed Area" as such term is defined in Section 854(18) of the Act.

(J) 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 State

(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 3 full time equivalent (FTE) and 3 part time (PTE) employee positions.
- (ii) The estimated total value of Financial Assistance is approximately \$570,713 over the year real property tax abatement benefit period.
- (iii) The estimated amount of private sector investment to be made by the Company is \$3,500,000.
- (iv) 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 the fourth quarter of 2027.
- (v) Extent of new revenue provided to local taxing jurisdictions: The Project will improve a current blighted and vacant building and it is expected that the Project will attract visitors to the Facility and to the Town of Persia resulting in maintenance of and new and increased real property tax (PILOT) and sales tax revenues.
- (vi) The extent to which the Project will create local construction jobs. The Company will utilize local construction contractors to the maximum extent possible.

Section 2. The Agency hereby 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 \$3,500,000.00, 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 \$280,000.00, 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; and

(ii) authorizes and approves that the value of the mortgage recording tax exemption benefit (“mortgage recording tax exemption benefits”) shall not exceed \$37,500.00; and

(iii) authorizes and approves that the real property tax abatement benefits (“PILOT benefits”) to be provided over the term of the PILOT Agreement are estimated to be approximately \$253,213.00, resulting in estimated total PILOT payments of \$73,987.00 over the term of the PILOT Agreement.

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, and/or mortgage recording tax exemption benefits, and/or partial abatements from real property taxes 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 and/or mortgage recording tax exemption benefits, and/or the partial abatement from real property taxes 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 and/or the Employment 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 termination of the PILOT 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 \$3,500,000 being the total project cost as stated in the Company's application for Financial Assistance.
- (ii) Employment Commitment – that, within two (2) years of Project completion, there are at least three (3) FTE and three (3) PTE employees located at, or to be located at, the Facility as stated in the Company's Application.

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 (A) an Agent Agreement, (B) the Lease Agreement whereby the Company leases the Project to the Agency, (C) the related Leaseback Agreement whereby the Agency leases the Project back to the Company, and (D) the PILOT Agreement and (E) related documents; provided, however, that (i) the rental payments under the Leaseback Agreement to the Company include payments of all costs incurred by the Agency arising out of or related to the Project and indemnification of the Agency by the Company for actions taken by the Company and/or claims arising out of or related to the Project; and (ii) the terms of the PILOT Agreement are consistent with the Agency's Uniform Tax Exemption Policy, or procedures for deviation have been complied with accordingly.

Section 5. 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 any mortgage, assignment of leases and rents, security agreement, UCC-1 Financing Statements and all documents reasonably contemplated by these resolutions or required by any lender identified by the Company (the "Lender") up to a maximum principal amount necessary to undertake the Project, acquire the Facility and/or finance or refinance acquisition and Project costs or equipment and other personal property and related transactional costs (hereinafter, with the Lease Agreement, Leaseback Agreement, and related documents, collectively called the "Agency Documents"); and, where appropriate, the Secretary or the Assistant Secretary of the Agency is hereby authorized to affix the seal of the Agency to the Agency Documents and to attest the same, all with such changes, variations, omissions and

insertions as the Chair, the Vice Chair, and/or the Executive Director of the Agency shall approve, the execution thereof by the Chair, the Vice Chair, and/or the Executive Director of the Agency to constitute conclusive evidence of such approval; provided in all events recourse against the Agency is limited to the Agency's interest in the Project.

Section 6. 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 7. The provision by the Agency of Financial Assistance with respect to the Project as described herein is subject to the Agency's policies.

Section 8. 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: April 21, 2026

	A	B	C	D	E	F
2	County of Cattaraugus		OPERATING STATEMENT			
3	Industrial Development Agency					
4	Mar-26	2026	2026	2026	2026	2025
5		APPROVED	M-T-D	Y-T-D	BALANCE	Y-T-D
6		BUDGET	ACTUAL	ACTUAL	REMAINING	COMPARISON
7						
8	INCOME:					
9	Interest on Accounts	\$40,000	\$22,054	\$22,218	\$17,782	\$31
10	Apps & Fees	\$450,000	\$25,500	\$1,526,250	-\$1,076,250	\$84,266
11	CCCRC/Other Misc. Income	\$10,000	\$60	\$230	\$1,778	\$34
12	Total	\$500,000	\$47,614	\$1,548,698	-\$1,056,690	\$84,331
13						
14						
15	EXPENSES:					
16	Wages	\$220,000	\$16,046	\$48,139	\$171,861	\$54,115
17	Fringe Benefits	\$85,000	\$6,042	\$19,091	\$65,909	\$16,021
18	A- Performance Bonus	\$24,000	\$0	\$0	\$24,000	\$0
19	Board Meeting/Operations	\$2,000	\$94	\$234	\$1,766	\$474
20	Business Development	\$18,000	\$10,562	\$13,644	\$4,356	\$4,573
21	Office Supplies/Service Contracts	\$2,000	\$51	\$238	\$1,762	\$628
22	D- Office Maint./Repairs/Equip	\$9,000	\$1,130	\$4,458	\$4,542	\$1,937
23	E- Office Phones/Cell/fax/internet serv	\$9,000	\$790	\$2,093	\$6,907	\$2,252
24	Postage	\$1,000	\$195	\$401	\$599	\$104
25	Public Hearings	\$900	\$60	\$60	\$840	\$657
26	Travel/Mileage	\$3,000	\$476	\$676	\$2,324	\$19
27	Service Charges	\$500	\$30	\$100	\$400	\$100
28	Rent	\$17,100	\$1,425	\$4,275	\$12,825	\$4,275
29	Real Estate Taxes	\$1,200	\$0	\$1,107	\$93	\$90
30	Utilities	\$4,500	\$666	\$1,459	\$3,041	\$1,523
31	Property/Fire/Liability Insurance	\$5,000	\$0	\$0	\$5,000	\$2,115
32	Education/Training/Prof. Development	\$4,000	\$0	\$0	\$4,000	\$0
33	Professional Associations	\$7,500	\$0	\$2,274	\$5,226	\$923
34	B- Professional Services	\$30,000	\$23,093	\$24,127	\$5,873	\$9,850
35	Publications	\$200	\$0	\$0	\$200	\$0
36	C- Marketing/Promotion/Networking	\$2,000	\$0	\$2,825	-\$825	\$1,666
37	Railroad Services	\$0	\$0	\$0	\$0	\$0
38	Miscellaneous	\$100	\$0	\$0	\$100	\$0
39	Project Expenses	\$10,000	\$0	\$0	\$10,000	\$20,316
40	F- Consulting Expense	\$6,000	\$10,000	\$10,000	-\$4,000	\$16,500
41						
42	Total Expenses	\$462,000	\$70,660	\$135,201	\$326,799	\$138,138
43						
44	Net Difference	\$38,000	-\$23,046	\$1,413,497	-\$1,383,489	-\$53,807
45						
46	A- Yearly payment					
47	B- Includes payments due Harris Beach					
48	C- Includes payments local paper					
49	D- Includes IT invoices, accounting	software, computer storage, monthly office cleaning, yearly window cleaning, lawn, flower maintenanc				
50	E- Includes monthly cell phones, internet, apple storage, storage back up and office phone lines					
51	F- Consulting to assist current projects					
52						
53						

COUNTY OF CATTARAUGUS IDA
Balance Sheet
March 31, 2026

ASSETS

Current Assets		
CATT CO. BANK	\$	177,878.11
CATT. CO. CAPITAL RES. CORP.		48,778.97
New CCB ISC Account 800027476		4,661,217.55
Savings 476		2,441.95
MMM 476		9,447.91
CD's		(3,180.11)
PETTY CASH		23.21
SECURITY DEPOSIT - RENT		1,350.00
Prepaid rent		1,425.00
Accounts Receivable		10,000.00
lease asset		73,708.92
Deferred Outflows		57,424.00
lease liability		(27,057.06)
ACCTS RECEIVABLE		428.31
PREPAID EXPENSES		150.06
		<hr/>
Total Current Assets		5,014,036.82
Property and Equipment		
EQUIPMENT		38,423.95
LEASEHOLD IMPROVEMENTS		22,173.08
LAND		149,298.92
RAILROAD/IMPROVEMENTS		1,385,652.37
ACCUM DEPRECIATION		(873,677.28)
		<hr/>
Total Property and Equipment		721,871.04
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u><u>5,735,907.86</u></u>

LIABILITIES AND CAPITAL

Current Liabilities		
Employee Health Ins Payable	\$	3.00
Federal Payroll Taxes		(4,374.83)
NYS WITHHOLDING		2,051.17
Social Security Tax Payable		935.21
Medicare Withholding Tax Pay		218.72
NYS PENSION-EMPLOYEE PORTION		58.85
NYS Retirement Employer Portio		9,615.00
Deferred Inflows		7,868.00
accumulated amort lease asset		46,651.86
ACCOUNTS PAYABLE		129.60
ACCRUED PAYROLL		8,076.64
ACCRUED PAYROLL TAXES		560.21
		<hr/>
Total Current Liabilities		71,793.43
Long-Term Liabilities		
Pension Liability		131,902.00
		<hr/>
Total Long-Term Liabilities		<u>131,902.00</u>

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
March 31, 2026

Total Liabilities		203,695.43
Capital		
Retained Earnings	3,808,642.51	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>1,413,497.86</u>	
Total Capital		<u>5,532,212.43</u>
Total Liabilities & Capital	\$	<u><u>5,735,907.86</u></u>

COUNTY OF CATTARAUGUS IDA
Balance Sheet
March 31, 2025

ASSETS

Current Assets		
CATT CO. BANK	\$	221,043.25
CATT. CO. CAPITAL RES. CORP.		53,541.97
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
		<hr/>
Total Current Assets		2,246,017.80
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)
		<hr/>
Total Property and Equipment		246,549.74
Other Assets		
		<hr/>
Total Other Assets		0.00
		<hr/>
Total Assets	\$	<u>2,492,567.54</u>

LIABILITIES AND CAPITAL

Current Liabilities		
NYS RETIREMENT LOAN ACCT.	\$	246.00
Employee Health Ins Payable		3.00
Federal Payroll Taxes		(5,439.72)
NYS WITHHOLDING		2,792.00
Social Security Tax Payable		2,165.16
Medicare Withholding Tax Pay		1,394.73
NYS PENSION-EMPLOYEE PORTION		287.31
NYS Retirement Employer Portio		7,671.00
Deferred Inflows		61,811.00
accumulated amort lease asset		31,666.76
ACCOUNTS PAYABLE		1,610.05
ACCRUED PAYROLL		5,654.02
ACCRUED PAYROLL TAXES		560.21
		<hr/>
Total Current Liabilities		110,421.52
Long-Term Liabilities		
Pension Liability		112,808.00
		<hr/>
Total Long-Term Liabilities		112,808.00

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA
Balance Sheet
March 31, 2025

Total Liabilities		<u>223,229.52</u>
Capital		
Retained Earnings	2,013,073.52	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>(53,807.56)</u>	
Total Capital		<u>2,269,338.02</u>
Total Liabilities & Capital		<u>\$ 2,492,567.54</u>

County of Cattaraugus Industrial Development Agency
Executive Director's Monthly Report
April 2026

To: Board of Directors, Cattaraugus County IDA
From: Corey R. Wiktor, Executive Director
Re: Monthly Activity Report – April Board Meeting

The following report summarizes key meetings, project activity, and initiatives undertaken by the Executive Director during the reporting period in support of the IDA's mission to advance economic development throughout Cattaraugus County.

Project & Development Activity

West Valley Hotel Redevelopment

Met with Mark Storch and Peak Development regarding deal structuring for the redevelopment of the West Valley Hotel project. Discussions focused on pre-development strategies, the role the IDA can play in advancing the redevelopment, and applicable State incentive programs that may be leveraged to support the project.

Separately, conducted an on-site meeting with the owners of the former West Valley Hotel to review the range of incentives the IDA can offer to help redevelop this key landmark building in West Valley.

Olean Center Mall Redevelopment

Met with Olean Mayor Sherburne, Olean Community Development Director Keri Kerper, IDA Counsel Bob Murray, and Developer, Angelo Ingrassia to discuss updates on the redevelopment of the Olean Center Mall. The group met for several hours and reviewed key points associated with this multi-million-dollar redevelopment project. Additional updates will be provided at the May board meeting.

Grant Writer Conference Call – Active Project Pipeline

Held a conference call with IDA Contract Grant Writer Diana Chiak to review several projects currently in the IDA's pipeline. Key projects discussed included:

- **Gowanda (Armes Block) Redevelopment Project** – ongoing redevelopment efforts.
- **Major County Manufacturer** – a very large manufacturing company within the County is planning a significant capital investment. Further details will be shared in May.

- **West Valley Hotel Redevelopment** – coordination on grant strategy alongside pre-development work.
- **RevRail – Phase 2** – advancing the transformational rail bike project in the Village of Cattaraugus.

Daich Coatings – Village of Cattaraugus

Upcoming meeting scheduled with Peter Daich, Owner and CEO of Daich Coatings, relating to the new manufacturing project in the Village of Cattaraugus.

Tourism Development Opportunity

Met with an out-of-state developer who is considering a very large and marquee tourism project within the County. If advanced, the project would be a four-season venue and would complement the existing attractions that draw millions of tourists to Cattaraugus County each year.

Business Retention & Expansion

Great Lakes Cheese Co.

Lunch meeting with Henrik and Matt Wilkinson of Great Lakes Cheese Co. to discuss company updates and broader industry conditions. Great Lakes Cheese has now hired over 530 employees at their Franklinville site.

Ellicottville Brewing Company

Met with Peter Kreinheder of Ellicottville Brewing Company for an update on the business and the manufacturing side of operations. The IDA previously assisted on two of his redevelopment and manufacturing projects.

Strategic Partnerships & Governance

Chairman Briefing

Held an IDA project meeting with Cattaraugus County Legislature Chairman Burr to review several projects, potential opportunities, development ideas under consideration, and active projects currently in process.

Invest Buffalo Niagara

Upcoming meeting with Matt Hubacher of Invest Buffalo Niagara to discuss strategies and opportunities for closer collaboration, including how Invest Buffalo Niagara can assist with site development initiatives in Cattaraugus County. The objective is to significantly expand collaboration in order to strengthen the County's economic development base and business attraction efforts.

Cattaraugus County Economic Development Team

The Cattaraugus County Economic Development Team meeting is scheduled for April 21st at 8:30 a.m. The meeting will include a review of multiple projects the IDA is working on, along with updates from other economic development organizations across the County on their respective projects.

Rural Transportation Initiative

A call is scheduled for Monday, April 27th at 12:30 p.m. with Brandi from Foundation214 and Sharon, President of the Community Development Hub, to discuss rural transportation needs and potential regional solutions.

Community Initiatives

Village of Cattaraugus Rebranding

The IDA is assisting the Village of Cattaraugus with a rebranding initiative designed to create a fresh identity and visual brand for the Village. The effort focuses on tourism, resident pride, and economic development, while tying in the Village's rich history with a forward-looking vision. The campaign tagline under development: "The discovery is the experience."

CATTalyst Collective Update

The following is a summary of upcoming CATTalyst Collective events and activities:

Site Tours

Each participating community has been asked to identify areas within their locale that have not yet fully realized their economic potential and to provide a tour of those areas. These site visits are open to all Collective members, who are encouraged to invite any partners who might benefit from experiencing these communities firsthand.

Regional Ideation Sessions

Each participating community will host a dedicated Regional Ideation Session. These hybrid meetings (in person at OBDC and online) will bring economic development partners from across the region together to brainstorm community-specific solutions. Strong CATTalyst Collective representation is encouraged at each session — both as members of the Collective and as representatives of individual organizations — alongside wider regional partners such as Empire State Development.

Schedule

Salamanca

- Site Tour: Tuesday, April 21 at 1:00 p.m.
- Regional Ideation: Tuesday, May 12, 12:00 – 1:30 p.m.

Portville

- Site Tour: Tuesday, April 21 at 5:00 p.m.
- Regional Ideation: Monday, May 11, 12:00 – 1:30 p.m.

Allegany

- Site Tour: Wednesday, April 22 at 2:00 p.m.
- Regional Ideation: Monday, May 11, 9:30 – 11:00 a.m.

Closing

The Executive Director remains actively engaged across a strong pipeline of redevelopment, manufacturing, tourism, and community-branding initiatives. Additional detail on several pending projects — including the major County manufacturing investment and the Olean Center Mall redevelopment — will be shared with the Board at the May meeting.

Respectfully submitted for the Board's review.

Executive Director

Cattaraugus County Industrial Development Agency

New York Democrats amend state forest green energy bill amid ORES backlash, misinformation

By Johan Sheridan,
6 days ago

ALBANY, N.Y. (NEXSTAR) – Democratic state lawmakers recently updated a proposed green energy bill after social media backlash from some rural New Yorkers and advocacy groups. The kerfuffle over the legislation, [S4408A/A10483A](#), concerns potential development of solar and wind energy infrastructure on state land.

State Senator Rachel May and Assemblymember Jennifer Lunsford introduced the bill to make it easier for the Department of Environmental Conservation to lease state land for green energy. It allowed solar panels and wind turbines to be built on public land acquired by the state and earmarked for reforestation. But in response to opposition, the sponsors amended the proposal this month, allowing the state to agree to and grant leases only when connecting the power grid to energy projects located outside of any protected lands.

May, a Syracuse Democrat, said that the amended bill focuses on grid connection rather than siting green energy on state land, and that New York has no current plans to construct solar or wind infrastructure on forest land. The updated bill is also supposed to guarantee that power transmission doesn't interfere with the original plans for the forests in question.

[New York state senator proposes bill for conversion therapy lawsuits](#)

The state Senate passed the original measure in February, but it went back to the Environmental Conservation Committee after the amendment. If it passes both chambers of the legislature, the state government would have to keep a record of every energy lease and easement to publish online.

The New York Energy Alliance, a group opposing the bill, [claimed on its website](#) that May said the quiet part out loud, admitting that "state reforestation lands are being targeted precisely

because local communities have organized to keep energy infrastructure off their farmland and out of their viewsheds.” They argued the bill would open over 700,000 acres of public, tax-funded forest across 45 counties to developers.

[Record \\$1.6 billion overtime for state workers amid New York labor shortage](#)

But May’s office denied making those statements, calling the alliance’s claims a deliberate misinformation campaign funded by the petrochemical industry. “The reality is that state reforestation lands, unlike ‘forever wild’ lands, are former farmland and logging tracts that were once denuded of trees,” according to her office.

Some New Yorkers have argued that the bill would make it easier for solar companies to destroy farmland, damage wildlife habitats, and block scenic views. And besides May, social media commenters have frequently directed their anger at the Office of Renewable Energy Siting, a permitting office created in 2020 to speed up environmental review for [big green energy projects](#).

[Blakeman sues state over \\$7 million after campaign finance disqualification](#)

Opponents of the bill and the state’s approach to green energy have argued that ORES ignores local sentiment and law to benefit foreign corporate developers. They say developers intentionally target rural towns upstate to avoid difficult regulatory processes and the higher expenses of larger cities, that unspoiled land is cheaper and faster to build on than constructing solar over highways or on top of existing buildings.

In response to demands that developers build infrastructure on already-disturbed sites instead of rural landscapes, May’s office acknowledged that doing so would require state incentives to offset those higher costs.

[Federal tax status of NY inflation checks still unclear](#)

Critics also worry about solar panel efficiency, since [federal data from the U.S. Energy Information Administration](#) shows that solar operates at about 17% to 18% capacity in New York’s climate.

Many among the social media commentariat also maintain that solar panels are un-recyclable because they leak toxic chemicals. But the [Environmental Protection Agency](#) and the [National Renewable Energy Laboratory](#) have reported that, while panels do contain trace heavy metals like lead and cadmium, they're safely contained. Federal testing showed that even broken or damaged panels won't leach toxins into the soil at harmful levels.

[NYCLU challenges Nassau County's 'anti-free speech' protest law](#)

But the Texas-based [Okon Recycling](#) has found that up to 95% of a solar panel's materials—like glass, silicon, aluminum—are safely recoverable. Even so, the firm did estimate that recycling costs between \$15 to \$45 per panel, compared to about \$1 to \$5 at a landfill.

In February, the state approved the 200-megawatt Two Rivers Solar project in St. Lawrence County, which Massena Town Supervisor Ray Lancto praised for bringing 279 union construction jobs and long-term economic growth to the area. That project is supposed to offset local taxes while powering about 56,000 homes.

[New York budget delay hits state worker paychecks as lawmakers pass second emergency extender](#)

And ORES issued final permits for the 300-megawatt Flat Creek Solar project in Montgomery County and the 99-megawatt Agricola Wind project in Cayuga County this month. State officials and labor unions, including the AFL-CIO, celebrated those approvals for creating 210 construction jobs and powering 55,000 homes. But Republican lawmakers like State Senator Tom O'Mara want more transparency from ORES, warning that the unelected agency is bypassing local zoning, rubber-stamping projects that will destroy local agriculture.

What's more, opponents have also accused ORES of covering up environmental damage by redacting wildlife reports for projects like Flat Creek and Fort Edward Solar. But state records show that ORES routinely redacts the exact locations of endangered and threatened species (like bald eagles and short-eared owls) to protect them from harassment and poaching, which they call standard conservation practice.

[New York Democrats want to limit Trump's war authority](#)

Tensions peaked in Columbia County this week when local leaders and Republican gubernatorial candidate Bruce Blakeman rallied against the [Shepherd's Run solar project in Copake](#). Blakeman blasted the Columbia County Board of Supervisors and Governor Kathy Hochul for allowing industrial solar so close to a school and the Taghkanic Creek watershed, warning about fire hazards and water contamination.

The nonprofit [American Land Rescue Fund](#) is funding legal challenges against ORES, targeting the 1,800-acre Fort Edward Solar project. The group commissioned an independent biodiversity analysis from Hudsonia Ltd., which found the project footprint is critical habitat for breeding grassland birds and wintering raptors, including endangered species.

[New York gas price hits \\$4.07, sparking calls for 'gas tax holiday'](#)

Despite the pushback against wind and solar farms, the state is still trying to meet targets in its [State Energy Plan](#), which projects that demand for electricity will grow by 26% by 2040. To ease that transition, over 50 environmental and civic groups—including the New York Solar Energy Industries Association—want the state legislature to pass the [Accelerate Solar for Affordable Power Act](#). That legislation would increase the state's goals for local rooftop and community solar projects, which is supposed to save New Yorkers \$1 billion a year on utility bills.

And federal data indicates that those savings are heavily targeted toward marginalized communities. According to the [American Council for an Energy-Efficient Economy](#), 32% of Black households and 33% of Hispanic households in and around New York City are under what's considered a severe energy burden, meaning they spend over 6% of their income on utility bills.

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NEWSBREAK

Politics

Judge sides with developers in challenge to NY wetlands protection laws

By Thomas C. Zambito,
4 days ago

A state judge last week invalidated New York environmental laws that would protect over a million acres of freshwater wetlands from development, handing a victory to landowners and businesses who say the regulations undermined the governor's push to build more affordable housing.

On Wednesday, April 8, state Supreme Court Justice Richard Platkin sided with a diverse coalition of interests who argued the 2022 revisions to state wetlands regulations conflicted with Gov. Kathy Hochul's bid to reverse the state's housing shortage.

The regulations would, among other things, reduce from 12.4 to 7.4 acres the minimize size of wetlands that qualify for protections.

The DEC is reviewing the ruling and has not decided whether the state will appeal.

Which businesses and landowners challenged NY wetlands law?

The Business Council of New York State joined the Chautauqua Lake Property Owners Association, builders and municipalities in claiming that billions of dollars in taxpayer investment in water, sewer and stormwater infrastructure were threatened.

Among the other plaintiffs: an Erie County builder who's been trying to develop 180 homes on 117 acres in the town of Lancaster for 10 years; a lumber company that owns property containing wetlands near the city of Middletown; and the Orange County village of Kiryas, which purchased property for a water treatment facility that would be adversely impacted.

Climate: [Amid climate law fight, NY commits to training clean energy workforce](#)

"We agree that ecologically important wetlands need protection, and New York has historically done so – but the new DEC regulation was preventing housing, infrastructure, and manufacturing projects across the state from moving forward," the Business Council said in a statement. "We cannot afford to have that happen."

NY judge criticizes DEC

In 2023, Hochul promised to tackle the state's housing crisis by removing barriers to development and clearing the way for development of 800,000 new homes. The Business Council said the wetlands regulation would have increased by 3.5 million acres the amount of protected wetlands and adjacent areas across the state to over 5 million statewide.

"Governor Hochul's words in January 2023, underscoring the desperate state of the New York housing market and the significant need for affordable housing throughout the state especially, however, rang hollow in the hallways of the New York State Department of Environmental Conservation," the council's lawyers wrote.

In 2022, the state Legislature, in response to concerns raised by environmental groups, revised the state's Freshwater Wetlands Act, doing

away with a mapping system and lowering the acreage threshold for land that can be regulated.

Reservoir: [NYC pays nearly \\$13M for land near Kensico Reservoir to protect water](#)

Platkin, based in Albany, said the DEC's regulations failed to spell out other adverse impacts on the environment that the new regulations would have.

"And while DEC ultimately may be correct that only positive environmental benefits will accrue from enhanced wetlands protection, the agency has not articulated the reasoning it relied upon to rule out the potential for adverse impacts," the judge wrote.

This year, Hochul also launched [a new plan](#) that seeks to speed up housing and infrastructure projects by exempting certain developments from the State Environmental Quality Review Act, known as SEQRA. It remains part of the ongoing state budget debates.

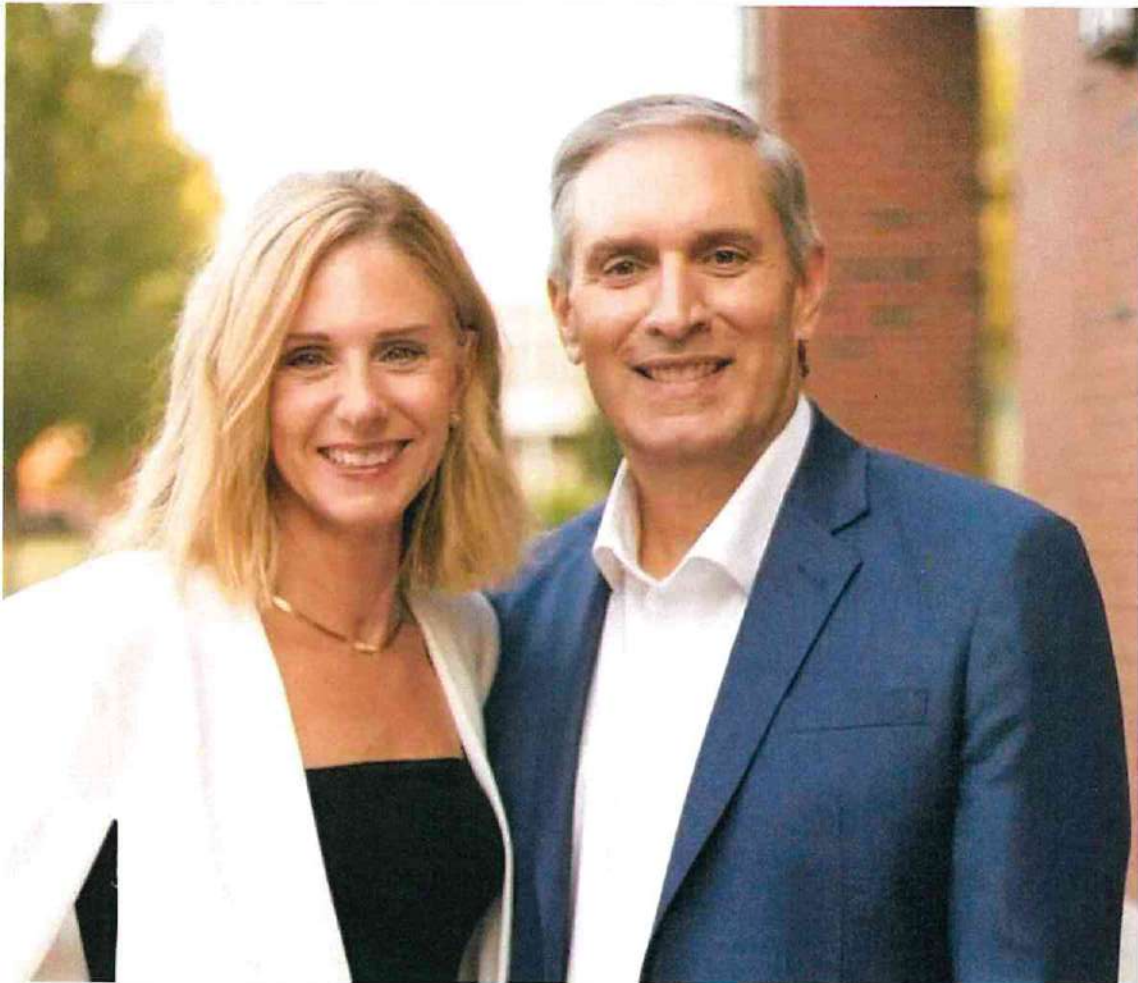
Thomas C. Zambito covers energy, transportation and economic growth for the USA TODAY Network's New York State team. He's won dozens of state and national writing awards from the Associated Press, Investigative Reporters and Editors, the Deadline Club and others during a decades-long career that's included stops at the New York Daily News, The Star-Ledger of Newark and The Record of Hackensack. He can be reached at tzambito@lohud.com

This article originally appeared on Rockland/Westchester Journal News: [Judge sides with developers in challenge to NY wetlands protection laws](#)



Olean natives Joe and Becky DiSorbo want to broker local business success

By JIM ECKSTROM jeckstrom@oleantimesherald.com April 4, 2026



Joe and Becky Wood DiSorbo have purchased Transworld Business Advisors of Buffalo and plan to help boost small business transitions in the Olean area.

Provided



OLEAN — When the former John Ash Cleaners on West State Street closed in the spring of 2024, city and economic development leaders lamented the loss of a more than 100-year-old business.

The Ash family had hoped to sell the business, which was established in 1919, to keep dry cleaning and other services going in the city. The laundromat portion of the business was eventually taken over and service continues today at West State Laundry, 619 W. State St. But the dry cleaning portion of the Ash family legacy at 316 W. State remained closed.

Olean natives Joe and Becky Wood DiSorbo believe that might have been a missed opportunity for a potential small business owner — and a missed opportunity for the overall economic health of the city.



With John Ash Cleaners and other legacy small businesses in the Olean area in mind, the DiSorbos have purchased Transworld Business Advisors of Buffalo — and they are focusing on bringing business brokerage services to Cattaraugus County in the hope of facilitating ownership transitions to keep more small businesses running.

“You see it happen a lot,” said Joe DiSorbo, a successful entrepreneur who, with his wife, moved back to Western New York from California. “Small business owners get older, and they start thinking about retiring, but they’re not sure what to do. Maybe they were hoping that the next generation would continue the business, but if that doesn’t work out...”

Becky DiSorbo added, “It’s the ‘silver tsunami,’” referring to the rapid aging of the population as the baby boomer generation reaches retirement age, which can lead to small businesses closing. “We want to help stem that tide.”

When it’s time to sell

Transworld, with expertise in brokering business transitions, offers services and advantages that are apart from simply listing a business for sale, the DiSorbos said.

When owners decide it’s time to sell, they note, the most common first instinct is to call a real estate agent. However, they point out that a property is valued on physical characteristics and comparable sales — a business is valued on cash flow, customer relationships, trained staff and goodwill built over decades.

First, the DiSorbos said, a business broker offers confidentiality. A business listed publicly before a deal closes risks losing employees, customers, vendors, bankers and competitive position overnight. A business broker protects the seller’s identity behind signed NDAs until a serious, qualified buyer is identified.

A second critical factor is identifying buyer qualification — not every buyer with capital is the right buyer, the DiSorbos said. A broker vets buyers on operational readiness, not just financing, and structures deals in ways that protect the seller at close and beyond.

Transworld’s national network of more than 275 offices also offers reach that extends well beyond the local area, finding buyers who could choose Olean, invest in the community and keep its businesses in capable local hands.

Joe DiSorbo — he first took interest in Olean business as a middle schooler when he accompanied his mother to meetings of the former Olean Industrial Management Council — also said, in small business investing, the best bet is on existing small businesses. He noted that small businesses have an 80% chance of continuing after changing hands — a far better percentage than small startups.

“The best business opportunity in Olean isn’t a startup,” he said. “It’s the business down the street that’s been running for 30 years and needs the right person to carry it forward. That’s what we’re here to help make happen.”

The Southern Tier team

Leading the Southern Tier effort for Transworld are Christopher Sanzo, a former CEO and experienced business owner, and Bob Forness, who serves as executive director of Olean Business Development Corp. Both joined the DiSorbos at Transworld’s corporate headquarters in West Palm Beach for a full program training.

Forness said what the DiSorbos are launching “fills a huge gap” in the Olean area. “OBDC is proud to partner with these former area residents in bringing this much-needed service to our area’s small business owners.”

Forness pointed out there are more than 300 owner-owned businesses in Olean alone and more than 500 across the region. With the age demographic of these business owners similar to those in other industries, many of them are aging out, some with succession plans, and some without.

“These folks can feel ‘stuck’ at the end of their successful runs as business owners,” he said. “Having a business broker with the back-office machine that is Transworld Business Advisors, they can be freed from trying to sell the business on their own and can depend on a local partner with local ties and understanding to help them through one of the most important decisions of their lives.”

OBDC has focused much of its time and energy to date on the “front end” of an entrepreneur’s journey, Forness said, but there is an understanding that the “back end” is critical to maintain basic services in the area, and to keep the revenue from these important small businesses local.

“We are excited to help fill this gap in the ecosystem with the passion and energy that Joe and Becky are bringing to this partnership,” he said.



The DiSorbos founded Reseller Depot on Constitution Avenue, a cohort-based e-commerce program. (Provided)

Provided

Olean natives invested in their hometown

The DiSorbos both graduated from Olean High School in 1987. Joe was inducted into the Olean Wall of Honor in 2018, and Becky was inducted into the Olean Athletic Hall of Fame in 1998 (she was an accomplished swimmer) under her maiden name of Becky Wood.

Joe, who recently published a book, **"Click. Ship. Empire,"** available on Amazon, was the founder of Webgistix, acquired by Rakuten, and Becky is a marketing and communications executive with mergers and acquisitions experience across Silicon Valley and Asia Pacific. In November, she placed 13th at the 70.3 World Triathlon Championships in Marbella, Spain.

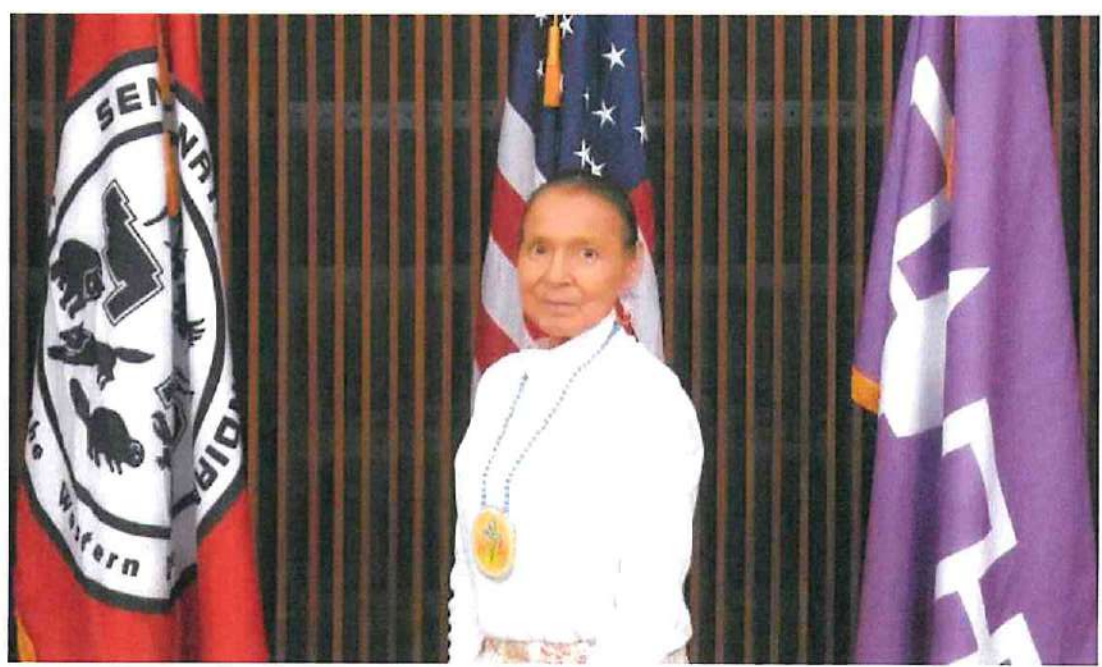
They have been working together since 2010, and that work in Olean goes beyond transactions. They launched **Reseller Depot** at 2251 Constitution Ave., a cohort-based program giving aspiring entrepreneurs a practical path into ownership, starting with e-commerce. Through **Ship.com**, run by Olean native and resident Kyle Henzel, local businesses gain the infrastructure to reach customers nationally.

"Every transaction we work on has two people at the center: an owner who built something and deserves a fair outcome, and a buyer who is ready to invest in something real," Becky said. "Our job is to make sure both of them get there. That's not just good business. That's what keeps a community like ours intact."

Seneca leader Tina Abrams honored as NYS Woman of Distinction

Seneca Nation council member selected for honor by Sen. Borrello

A Seneca Nation leader and advocate in her third decade on the Nation's Council as well as on the Cattaraugus County Planning Board will be honored among the 2026 Women of Distinction by the New York State Senate.



Seneca Nation council member selected for honor by Sen. Borrello

A Seneca Nation leader and advocate in her third decade on the Nation's Council as well as on the Cattaraugus County Planning Board will be honored among the 2026 Women of Distinction by the New York State Senate.

New York State Senate.

Seneca Council member Tina Abrams was selected for the honor in the 57th Senate District by Sen. George Borrello in recognition of her years of leadership, advocacy and service to the Nation — as well as to the broader Western New York region.

She will be honored with the other 2026 Women of Distinction from across New York at a ceremony in Albany on May 5. A separate recognition ceremony in Western New York will be set at a future date.

“I am humbled to be chosen as a Woman of Distinction, and grateful to Sen. Borrello for this incredible honor,” said Abrams, a member of the Seneca’s Wolf Clan who was raised on the Cattaraugus Territory and has lived on the Allegany Territory for more than 40 years.

“This community is our shared home and serving the needs of the community is not an individual path,” she said. “We all have a voice and an interest in seeing our community — and all of its residents — succeed, advance and grow.”

Abrams has been a member of the Nation’s Council since 2001 and was the first woman appointed as its co-chair in 2012. Throughout her career, she has served in a leadership role in the oversight of Nation enterprises and has monitored and advocated on federal and state legislation and policy that impacts the Senecas as well as all of Indian Country. She has served on the Cattaraugus County Planning Board since 2002.

Her commitment to service runs deep in her family — her grandfather and father were among those who fought to secure Seneca Nation women’s right to vote in 1964.

Borrello said the Women of Distinction honor highlights leaders whose contributions often go well beyond what news headlines capture.

“Tina Abrams has spent more than two decades fighting for her community, her Nation and Indigenous peoples across this country,” he said in announcing the honor. “Tina’s life and work are a testament to what it means to lead with purpose and principle.”

Within the Seneca community, Abrams also serves as chairperson of the annual Marvin “Joe” Curry Veterans PowWow, is a member of the Remember the Removal Committee and is chair of the Seneca Nation Athletic Commission. She has also served on the Niagara Falls Memorial Medical Center Board of Directors since 2021.

She formerly served as Northeast Region vice president of the National Congress of American Indians and served on the organization’s COVID Task Force.

In 2025, Abrams was honored as one of the “Living Trailblazing Women” by the Erie County Commission on the Status of Women as part of the Trailblazing Women of Western New York Monument Project. She also received the Brooks Patterson Community Leadership Award from the Cattaraugus County Planning Board, the first Seneca member to receive the honor.

Abrams attended Gowanda Central Schools and graduated with honors from Jamestown Business College with a degree in business management. She and her husband, John, have three children and 10 grandchildren.

Seneca Nation President J. Conrad Seneca said Abrams’ selection as a Woman of Distinction is “well-earned through her leadership and passionate service to our Nation and the greater community.”

He added, “Sen. Borrello knows well the importance of the Seneca Nation to the entire region, and I thank him for recognizing Tina in this way and for consistently being a partner and advocate for the

Nation's people and priorities in Albany, here at home, and within New York state government."



Tags: [57th Senate District](#) [Sen. George Borrello](#) [seneca nation](#) [Tina Abrams](#)



Olean Times Herald



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DiNapoli: State Tax Collections Exceeded Estimates for SFY 2025-26

Office of the New York State Comptroller sent this bulletin at 04/16/2026 12:27 PM EDT

Having trouble viewing this email? [View it as a Web page.](#)



April 16, 2026

Contact: [Matt Ryan](#), 518-474-4015
For release: Immediately

DiNAPOLI: STATE TAX COLLECTIONS EXCEEDED ESTIMATES FOR SFY 2025-26

Tax collections for State Fiscal Year (SFY) 2025-26 totaled \$127.5 billion, \$2.3 billion higher than estimates made by the Division of the Budget (DOB) in the 30-day amendments to the SFY 2026-27 Executive Budget financial plan, according to the [March State Cash Report](#) released today by New York State Comptroller Thomas P. DiNapoli.

Tax collections for SFY 2025-26 were nearly \$10 billion higher than the previous year due, in part, to increased Personal Income Tax (PIT) receipts largely reflecting financial market growth in 2025.

"The state's tax collections exhibited strong growth in the last fiscal year but economic growth, particularly employment, is projected to slow," DiNapoli said. "Federal actions and geopolitical conflicts are injecting volatility into the economy that may affect future tax collections. State policymakers should utilize caution and ensure that the enacted budget for this fiscal year accounts for these risks."

PIT collections totaled \$67.4 billion, \$6.2 billion (10.1%) higher than prior year collections. The increase was primarily attributable to stronger withholding and quarterly estimated tax payments related to the 2025 tax year partially offset by refunds associated with the inflation refund credits. However, PIT collections were \$489.1 million lower than Executive Budget Financial Plan projections.

Consumption and use taxes, which include sales tax, totaled \$23.6 billion, exceeding the prior year by \$1.2 billion, or 5.5%. Collections were \$23.2 million higher than DOB's latest projections.

Business tax collections totaled over \$33.2 billion which was \$1.9 billion higher than the previous year, reflecting a \$2.3 billion increase in Pass Through Entity Tax receipts, partially offset by a \$462.4 million decrease in receipts from all other business taxes. Total business tax collections exceeded DOB's latest projections by \$2.5 billion.

All Funds spending totaled close to \$259 billion, which was \$17.5 billion, or 7.2%, higher than last year. The General Fund ended the fiscal year with a balance of \$56.2 billion, a decrease of \$738.2 million (1.3%) from the opening balance.

Major actions taken by DOB at the end of the fiscal year include:

- Transferring a little over \$1 billion into the Rainy Day Reserve Fund, which brings the fund to \$8.1 billion;
- Making \$4.5 billion in debt pre-payments for the Dormitory Authority of the State of New York and Empire State Development Corporation bonds;
- Deferring \$1.3 billion in state-share Medicaid payments due to be paid in March 2026 to April 2026;
- Transferring \$250 million into the Health Care Transformation Fund in SFY 2025-26; and,
- Transferring \$250 million into the Retiree Health Benefit Trust for a total of \$2.2 billion.

Good afternoon CATTalyst COLlective members,

I hope this note finds you well. I'm writing with exciting updates on the CATTalyst Main Street Program.

1. Kick-Off Recap

We had a wonderful kick-off at OBDC on March 20th. A special thank you to The Hatch for the incredible catering-- it was delicious! The session gave participating communities the opportunity to learn more about the CATTalyst Collective, understand the program, and begin building connections with one another. Here is the [kick-off presentation](#).

2. Upcoming Events

a) Site Tours

We asked each participating community to identify areas in their locale that have not yet fully realized their economic potential and to give us a tour of them. These visits are open to all Collective members, and we encourage you to invite any partners who might benefit from seeing these communities firsthand.

Following each tour, Bob and I will meet privately with the local steering committee for an [Entrepreneurial Ecosystem audit](#) and a focus group with local entrepreneurs. These two segments are closed to make folks feel comfortable in order to protect the integrity of the feedback. Rest assured, we will share all findings with the broader group.

[Here](#) are the specific questions we will be asking in the entrepreneur's focus group. If you have any additional questions you would like us to ask, please let me know by **Friday 4-17** and we will do our best to include them.

b) Regional Ideation Sessions

Each participating community will have their own dedicated Regional Ideation Session. These hybrid meetings (OBDC/online) will bring together economic development partners from across the region to brainstorm solutions tailored to that community. We hope to have strong CATTalyst COLlective representation at each session (both as members of the Collective and as representatives of your individual organizations) alongside wider regional partners, such as ESD.

Schedule

Salamanca

- Site Tour: Tue 4/21 at 1:00
- Regional Ideation: Tue 5/12, 12:00–1:30

Portville

- Site Tour: Tue 4/21 at 5:00
- Regional Ideation: Mon 5/11, 12:00–1:30

Allegany

- Site Tour: Wed 4/22 at 2
- Regional Ideation: Mon 5/11, 9:30–11:00

A flurry of calendar invites will be sent later today. I will then update those calendar invites with specific meeting locations before the tours. Please don't hesitate to reach out with any questions.

Warm regards,

Megan Hageney, CEcD, EDP

Economic Recovery Corps Fellow

Proudly serving Southern Tier West Regional Planning and Development Board

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**ECONOMIC
RECOVERY
CORPS**

Good Afternoon,

Just a quick reminder to please RSVP for the upcoming AI Forum by the end of day on April 17. Registration link can be found below.

Artificial intelligence is rapidly reshaping how we live, work, and lead. At St. Bonaventure University, we are approaching this moment with both urgency and intention, exploring how AI can enhance learning, strengthen our region's workforce, and support innovation across industries.

I invite you to join us for an **AI Forum for regional business and community leaders**, hosted in partnership with Jamestown Community College.

This gathering is intended to be a conversation, not a presentation. We will share how both St. Bonaventure and JCC are advancing AI, and you will hear from our academic and technology leaders:

St. Bonaventure University

- Dave Hilmey, Provost and Vice President for Academic Affairs
- Mike Hoffman, Associate Provost, Chief Information Officer, and Dean of the School of Graduate Studies

Jamestown Community College

- Crystal Rose-Williams, Associate Vice President for Strategic Initiatives
- Kyle Brown, Executive Director of Information Technology and Chief Information Officer

More importantly, we want to hear from you:

1. How is AI showing up in your organization today?
2. Where are you seeing opportunity or uncertainty?
3. How might St. Bonaventure and JCC better support your needs, your workforce, and your future plans?

Date: Friday, May 1, 2026

Time: 9 to 11:30 a.m.

Location: Doyle Conference Center, St. Bonaventure University

Our goal is to foster a thoughtful, forward-looking dialogue and explore how we can work together to support the evolving needs of our region.

I hope you will join us and please feel free to share this invitation with colleagues who would benefit from or contribute to the conversation.

Please register by April 17, 2026:

https://sbu.qualtrics.com/jfe/form/SV_4I1yNkZLIiNKRIW

I look forward to welcoming you to campus and continuing this important conversation together.

Warm regards,
Jeff

Jeff Gingerich, Ph.D.
President
St. Bonaventure University

<image001.jpg>