

County of Cattaraugus  
Industrial Development Agency

**BOARD OF DIRECTORS MEETING - AGENDA**

Tuesday, May 19, 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.*

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**-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 Applications\***

**-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 several pieces of equipment and multiple renovations to the Resort which include, ***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 several thousands of visitors from outside the Western NY region as well as Canada; and are a top leader in the Ski/Tourism Industry as referenced by their recent awards which were rated by Ski Magazine. ***A public hearing was held on May 7, 2026***, no one was in attendance nor did the Agency receive any comments with respect to the proposed project. *A copy of the public hearing minutes is provided in your packet for review.*

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

√ **Inducement Resolution –**  
Win-Sum Ski Corp.

**-2. HoliMont, Inc.:**

- HoliMont, Inc. recently submitted an Application to the Agency seeking NYS Sales Tax Abetment relating to the purchase(s) of equipment, **multiple renovations and repair projects to the buildings and grounds, snowmaking, lifts, bike trails and infrastructure improvements.** A complete listing of all of the improvements and projects is included within the application. *(As the IDA NYS Sales Tax Abatement benefit is under \$99,000, a public hearing is not required as per NYS law).*

**-The Total Project Investment: \$705,000 +/-**

√ **Inducement Resolution –**  
HoliMont, Inc.

**\*Application/Project in Process\***

**- 1. White Haven Holdings/1 West Main LLC:**

- White Haven Holdings/1 West Main LLC had 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 possible 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. This project was included and awarded as part of Gowanda's recently announced, **New York Forward** grant program. The project was awarded \$1,300,000 with the NY Forward Program. In addition, 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 +/-**

√ **Inducement Resolution –** White  
Haven Holdings & 1 West Main LLC

**\*CCIDA Financial Reports:**

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

**\*Income for March 2026:**

**-\$25,500,000 (Full Admin. Fee-1378 Group LLC-Huntley House Hotel)**

**\*Income for April 2026:**

***-\$3,000,000 (Application Fee-Win-Sum Ski Corp. and HoliMont, Inc.)***

*- 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.*

**\*RevRail Update/Opening Weekend:**

**-On Saturday May 8<sup>th</sup> at 9:30 A.M.** we had the official ribbon cutting ceremony which included Mayor Nagel, Cattaraugus County Legislature Chairman Burr, Tom Cullen, John Willard and myself from the IDA to officially welcome RevRail to the Village and County. It was a very successful weekend and we look forward this tourism season and the associated benefits that this project will certainly bring! Phase II discussions as well!

**\*General Office of the Comptroller Audit:**

-The Division of Local Government and School Accountability of the Office of the State Comptroller has selected the Cattaraugus County Industrial Development Agency (CCIDA) for a general audit. The audit will focus on evaluating the CCIDA's operations with the goal of promoting efficiency and protecting IDA assets from loss or misuse.

We had a kick-off engagement meeting with the Auditors from the Comptroller's office on Thursday May 14<sup>th</sup> which included Chairman Buffamante, IDA Counsel and IDA Staff discuss the general audit procedures and timelines. The IDA's last Comptrollers Audit was in 2014.

**\*Executive Director's Monthly Report(s):**

-Please see included detailed ***Executive Directors Reports for April 2026 and May 2026*** for key business Development meetings and general updates.

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

- ✓ **Buffalo Business First:** Article: *"Local coffee company expands its retail footprint"*.
- ✓ **Handout:** Email: *CATTalyst Collective Main Street Program Updates.*
- ✓ **Handout:** Email: *St. Bonaventure AI Forum Event.*
- ✓ **Salamanca Press:** Article: *"Cattaraugus County lawmakers voice opposition to state forest leasing for clean energy"*.
- ✓ **NewsBreak:** Article: *"New York Democrats amend state forest green energy bill amid ORES backlash, misinformation"*.
- ✓ **NewsBreak:** Article: *"70% of New Yorkers fear that green energy mandates will make their 'unreasonable' electricity bills even more expensive: poll"*.

- ✓ **Olean Times Herald:** Article: "Seneca Leader Tina Abrams honored as NYS Woman of Distinction".
- ✓ **Olean Times Herald:** Article: "Olean natives Joe and Becky DiSorbo want to broker local business success".
- ✓ **Handout:** DiNapoli: State Tax Collections Exceeded Estimates for SFY 2025-26.
- ✓ **NewsBreak:** Article: "Judge sides with developers in challenge to NY wetlands protection laws".
- ✓ **New York Focus:** Article: "Gas Industry Eyes Comeback as New York Weighs Climate Law Delays".

**Adjournment:**

Motion- :  
 :  
 Time:

**\* The next CCIDA Board of Directors Meeting:  
 Tuesday, June 23, 2026 at 11:15 a.m.  
 At the CCIDA Offices  
 9 East Washington Street  
 Ellicottville, NY and also, via Zoom\***

**Zoom Meeting access Information:**

CCIDA is inviting you to a scheduled Zoom meeting.

**Topic: CCIDA Board meeting-CCIDA's Zoom Meeting**

**Time: May 19, 2026 11:15 AM Eastern Time (US and Canada)**

Join Zoom Meeting:

<https://us02web.zoom.us/j/83214921900?pwd=ZkzPvc81ObGoCjoDa-hON0oaW6HZqr6.1>

**Meeting ID: 832 1492 1900**  
**Passcode: 363277**

One tap mobile  
 +16469313860,,83214921900#,,,,\*363277# US  
 +19292056099,,83214921900#,,,,\*363277# US (New York)

**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 Cimoali-HY and over 200 new manufacturing jobs to Olean, New York. Cimoali-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 Cimoali (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 3<sup>rd</sup> 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 judiciously, 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 31<sup>st</sup> 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 polices:

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.

The Board presented the following salaries and bonuses recommendations:

Salary adjustments to the following:

Crystal 2026 Salary: \$71,000

Corey 2026 Salary: \$145,000

The 2026 salaries can be retroactive from January 1, 2026 to current.

Bonus based upon our 2025 salary (yearly), at the maximum 15% level:

Crystal Bonus for 2025: \$10,290  
Corey Bonus for 2025: \$21,000

**A Motion was made by Brent Driscoll seconded by Thomas Buffamante** to approve the presented salary and bonuses as presented. 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](mailto:info@cattcoida.com)  
web [www.cattcoida.com](http://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         | <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No |
| 2. Exemption from Mortgage Tax      | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No |
| 3. Exemption from Real Property Tax | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> No |
| 4. Tax Exempt Financing *           | <input type="checkbox"/> Yes or <input checked="" type="checkbox"/> 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



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	58,000	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

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**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.:

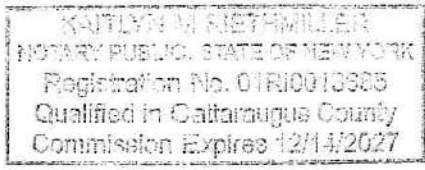
David Trathen, being first duly sworn, deposes and says:

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/](http://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
<b><u>Mountain Ops -</u></b>	
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	
<b><u>Inn -</u></b>	
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)	
<b><u>Food and Beverage -</u></b>	
Yodeler cafeteria upgrade - PLANNING	Modernize marketplace as a reinvestment, improve guest satisfaction
Silverware	Increased weddings, need more inventory
Cabana / Patio Planning	
<b><u>Tamarack -</u></b>	
Pool Furniture	Replace
Tamarack conference room upgrade, paint, window treatment, carpet	We have lost 25/100 conference chairs; match new color schemes at Tamarack
<b><u>Misc. Resort -</u></b>	

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
<b><u>IT -</u></b>	
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	
<b><u>Golf -</u></b>	
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	
<b><u>Sky High -</u></b>	
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
<b><u>HVTC Upgrades-</u></b>	
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	

## **Executive Summary: Holiday Valley Economic Impact:**

Holiday Valley is one of Ellicottville's most important economic anchors and a major driver of Cattaraugus County's tourism economy. The resort identifies itself as Western New York's largest year-round resort, with 60 slopes and trails, 13 lifts, three base lodges, slope-side lodging and dining, conference facilities, an 18-hole golf course, aerial adventure park, mountain coaster, and summer pool complex.

Holiday Valley's impact extends well beyond the resort property. It supports year-round visitation, lodging demand, restaurant traffic, retail activity, second-home ownership, construction, maintenance, recreation spending, and local employment throughout Ellicottville and Cattaraugus County. Recent public reporting stated that Holiday Valley attracts more than 500,000 visitors annually, employs 172 full-time and 600 part-time employees, supports a \$12.8 million payroll, and pays approximately \$765,000 in property taxes.

## **Recognition, Reinvestment, and Local Economic Circulation:**

Holiday Valley's regional importance is reinforced by its recent recognition in SKI Magazine's 2025-26 Readers Resort Rankings, where the resort was ranked #4 in the East, rising from #11 the prior year. The resort also earned #1 rankings in lodging, dining, and nightlife, along with Top 5 rankings in snow quality, lifts, guest service, parking, and family-friendliness.

These rankings are significant because they validate Holiday Valley's role as a destination resort, not just a local ski facility. The recognition reflects the combined strength of the resort, the Village of Ellicottville, local lodging, restaurants, retail, nightlife, and the broader hospitality economy that supports visitor spending throughout the region.

Holiday Valley has continued to reinvest heavily in the resort experience, including more than \$5 million in 2025-26 improvements for snowmaking, grooming equipment, guest accommodations, parking, shuttle service, lift-access technology, golf course infrastructure, and lodging renovations (Holiday Valley). The Cattaraugus County IDA application for Win-Sum Ski Corp. also referenced a \$5.1 million spending plan, including approximately \$4.1 million in equipment and materials and \$993,000 in construction costs.

From an economic development perspective, this continued reinvestment has a multiplier effect. Resort capital projects create opportunities for construction trades, maintenance firms, equipment providers, material suppliers, transportation services, professional services, and other local and regional vendors. When those dollars are spent through local labor and suppliers, the impact remains in the community longer, supporting wages, business revenue, sales tax activity, and additional household spending.

***Holiday Valley's recent SKI Magazine ranking as the #4 resort in the East, along with its #1 rankings in lodging, dining, and nightlife, confirms what the region has experienced for years: Holiday Valley and Ellicottville operate together as a premier destination economy. The resort's continued reinvestment in snowmaking, lodging, grooming, technology, parking, transportation, and guest amenities strengthens that position while also circulating dollars through local labor, contractors, suppliers, and service businesses. These investments support not only the resort, but also the broader Ellicottville, Cattaraugus County, and New York State tourism economy***

## **Projects and Investments**

Holiday Valley continues to reinvest in its facilities, guest experience, and operating infrastructure. For 2025-26, the resort announced more than \$5 million in planned improvements, including expanded automated snowmaking, infrastructure improvements at the Double Black Diamond Golf Course, refreshed parking areas, two PistenBully 600 snow groomers, a new resort shuttle bus, SKIDATA access gates, renovations to the Inn at Holiday Valley, and replacement of aging snowmaking water and air pipelines.

The Cattaraugus County IDA also accepted an application from Win-Sum Ski Corp. for sales tax assistance tied to a \$5.1 million Holiday Valley spending plan, including approximately \$4.1 million in equipment and materials and \$993,000 in construction costs. Ellicottville's Downtown Revitalization Initiative application previously cited \$100+ million in Holiday Valley expenditures over a ten-year period, including investments in the Tamarack Club, Holiday Valley Lodge, snowmaking automation, chairlifts, slope development, Sky High Adventure Park, Sky Flyer Mountain Coaster, resort enhancements, grooming equipment, and golf improvements.

## **Regional Economic Impact**

Holiday Valley is a cornerstone of the visitor economy that helps make Ellicottville a regional destination rather than only a local recreation market. In 2024, visitors spent \$431.3 million in Cattaraugus County, representing 52% of all visitor spending in the Chautauqua-Allegheny tourism region (Empire State Development).

Tourism supported 5,003 jobs in Cattaraugus County and generated \$169.4 million in personal income in 2024, including direct, indirect, and induced impacts (Empire State Development). Tourism represented 18.1% of all jobs and 11.3% of all personal income in Cattaraugus County, showing how important resort-driven visitation is to the county's overall employment base (Empire State Development).

## **Tax Revenue Impact**

Holiday Valley helps generate public revenue through property taxes, sales tax activity, lodging demand, visitor spending, and the broader economic activity that occurs around the resort. In 2024, tourism generated approximately \$52 million in state and local taxes in Cattaraugus County, including \$26.7 million in local taxes and \$25.3 million in state taxes (Empire State Development).

***Without tourism-generated state and local taxes, the average Cattaraugus County household would need to pay an estimated \$1,633 more per year to maintain the same level of government revenue (Empire State Development).*** This underscores that resort-driven tourism is not only a private business activity, but also a meaningful contributor to the county's public revenue structure.

## **Statewide Significance**

Holiday Valley's impact also fits into New York State's broader tourism economy. In 2024, New York welcomed 315.4 million visitors, generating \$94 billion in direct visitor spending, \$145.2 billion in total economic impact, 741,852 jobs, \$46.4 billion in personal income, and \$11.4 billion in state and local tax revenue.

Holiday Valley should be viewed as a regional economic engine for Ellicottville, Cattaraugus County, and New York State. Its continued reinvestment strengthens the tourism economy, supports jobs and payroll, expands the tax base, increases visitor spending, and helps sustain Ellicottville's reputation as a four-season destination. From an economic development perspective, Holiday Valley's projects are not isolated resort upgrades; they are investments in the long-term competitiveness, tax revenue, employment base, and regional identity of Cattaraugus County.

617.20  
Appendix B  
Short Environmental Assessment Form

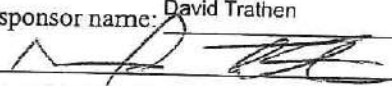
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
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    YES <input checked="" type="checkbox"/> <input 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    YES <input checked="" type="checkbox"/> <input 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	b. Are public transportation service(s) available at or near the site of the proposed action?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____ Project consists of equipment _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____ Not applicable	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban				
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Is the project site located in the 100 year flood plain?	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ Infrastructure designed to handle runoff.	NO	YES		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
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:		
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**

**PUBLIC HEARING SCRIPT**

**Win-Sum Ski Corp. project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Public Hearing to be held on May 7, 2026 at 9:00 a.m.  
at the Agency's offices, 9 East Washington Street, Ellicottville, New York

**ATTENDANCE:**

\_\_\_\_\_ *NONE* \_\_\_\_\_  
\_\_\_\_\_

Members of the General Public

**1. WELCOME:** Call to Order and Identity of Hearing Officer.

*Hearing Officer:* Welcome. This public hearing is now open; it is 9:05 a.m. My name is Crystal Almeter. I am the Executive Assistant for the County of Cattaraugus Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.cattcoida.com](http://www.cattcoida.com).

**2. PURPOSE:** Purpose of the Hearing.

*Hearing Officer:* We are here to hold the public hearing on the Win-Sum Ski Corp. project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. This public hearing is being recorded and will be transcribed for the Board Members of the Agency for their review and comments before they take any further action. We have a sign in sheet for anyone who would like to participate in this public hearing either by presenting oral comments or we would be happy to take written statements. Notice of this hearing appeared in Olean Times Herald on Thursday, April 23, 2026.

**3. PROJECT SUMMARY:** Description of Project and Contemplated Agency Benefits.

*Hearing Officer:* The proposed project (the "Project") consists of: (i) improvements to the infrastructure including remodeling (the "Improvements"), and (ii) the acquisition by the Company in and around the Project of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Project and the Improvements, the "Facility").

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits (in compliance with Agency's uniform tax exemption policy).

**4. FORMAT OF HEARING:** Review the rules and manner in which the hearing will proceed.

*Hearing Officer:* All those who have joined this conference call will be given an opportunity to make statements and/or comments on the Project if they so desire.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website ([www.cattcoida.com](http://www.cattcoida.com)). Additional information can be obtained from, and written comments may be addressed to: Corey R. Wiktor, Executive Director, County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731; Telephone: 716-699-2005 and electronically at [corey@cattcoida.com](mailto:corey@cattcoida.com) or [Info@cattcoida.com](mailto:Info@cattcoida.com).

**5. PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

*Hearing Officer:* Those interested in making a statement or comment will be called upon. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes or less.

**The Hearing Moderator introduces each participant in the order they registered for this meeting.**

[Insert transcription of public comments here.]

**-OR-**

*Hearing Officer:* Note that no one in attendance wished to make a statement or comment.

**6. ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 9:17 a.m.

## MRB Cost Benefit Calculator

### Cattaraugus County Industrial Development Agency

Date   
 Project Title   
 Project Location

#### Construction Phase - Project Assumptions

Project Costs	Project Costs Value
Enter total project costs:	\$4,682,489
Local Construction Spending*	
% of locally sourced materials and labor	30%
In-region construction spending	\$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
	0			\$0
	Total	790		\$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	790		\$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
	Total	790		\$48,297,500

#### Fiscal Impact Assumptions

#### Estimated Costs of Incentives

	%	Value		
Sales Tax Exemption		\$374,599	PILOT Term (Years)	<input type="text" value="0"/>
Local Sales Tax Rate	4.00%	\$187,300	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		\$0		
Local	0.75%	\$0		
State	0.50%	\$0		
<b>Total Costs</b>		<b>\$374,599</b>		





# 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

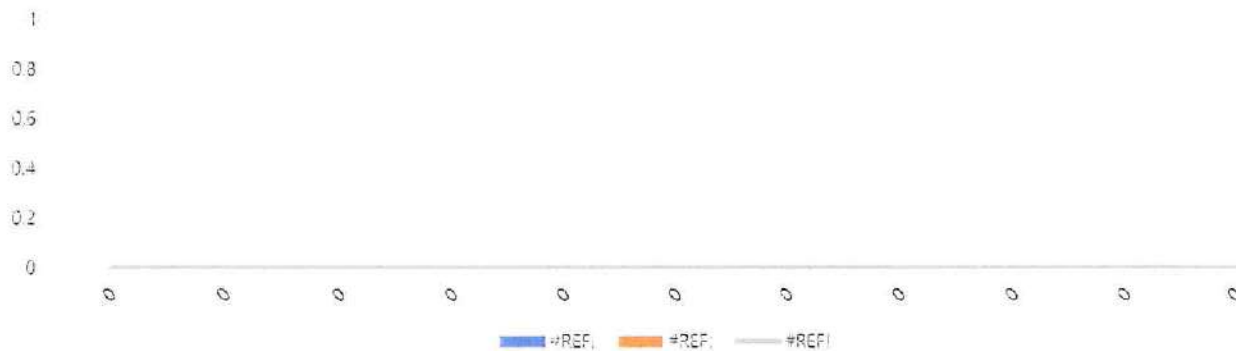


Figure 2

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
<b>Total Costs</b>	<b>\$374,599</b>	<b>\$374,599</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
<b>Local Benefits</b>	<b>\$146,532,424</b>	<b>\$140,885,019</b>
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
<b>State Benefits</b>	<b>\$7,566,719</b>	<b>\$7,275,095</b>
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
<b>Total Benefits to State &amp; Region</b>	<b>\$154,099,143</b>	<b>\$148,160,115</b>

## Benefit to Cost Ratio

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

\*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**

**WIN-SUM SKI CORP., 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, May 19, 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 WIN-SUM SKI CORP., AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) 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

**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**, the Company has submitted an application to the Agency (the "Application") requesting the Agency's assistance with a certain project located at 6557 Holiday Valley Road, Town of Ellicottville, Cattaraugus County, New York and all other lands in the Town of Ellicottville where, by license or easement or other agreement, the Company or its designees are making improvements that benefit the Project (the "Project") consisting of: (i) improvements to the infrastructure including remodeling (the "Improvements"), and (ii) the acquisition by the Company in and around the Project of certain items of machinery, equipment and other tangible personal property (the "Equipment"; and, together with the Project and the Improvements, the "Facility"). The Facility will be initially operated and/or managed by the Company.

**WHEREAS**, pursuant to General Municipal Law Section 859-a, on May 7, 2026 at 9:00 a.m., at the Agency's offices, 9 East Washington Street, Ellicottville, New York, 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"), and (ii) provide Financial Assistance to the Company in the form of 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 ("Financial Assistance"); and

**WHEREAS**, the Company has represented to the Agency that the Project is likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and therefore the Project constitutes a "tourism destination" as defined in Section 862(2) of the Act; 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, 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 while promoting the general prosperity and economic welfare of the citizens of Cattaraugus County, New York, and the State of New York and improving their standard of living 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 Project attracts a significant number of visitors from outside the Western New York economic development region, including approximately 60% of its visitors coming

from outside of New York State, with approximately 20% of those visitors coming from Canada, and therefore, the Project meets the definition of a “tourism destination” project within the meaning of Section 862(2)(a) of the Act. Accordingly, the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(a) of the Act.

(J) The Project involves a “Type II action” as said term is defined in the New York State Environmental Quality Review Act (“SEQR”) and therefore no other determination or procedures under SEQR are required.

(K) 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.

(L) 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 175 FTE employee positions and 625 PTE employee positions.
- (ii) The estimated total value of Financial Assistance is approximately \$374,599.00.
- (iii) The estimated amount of private sector investment to be made by the Company is \$4,682,489.00.
- (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 April, 2027.
- (v) Extent of new revenue provided to local taxing jurisdictions: By maintaining modern efficient skiing and golf resort facilities, it is expected that the Project will continue to enable the Company to attract visitors to the Town of Ellicottville resulting in maintenance of and new and increased sales tax revenues and bed tax revenue and help to fortify local real estate values and markets.
- (vi) Any additional public benefits: The Project attracts a significant number of visitors from outside the region who support the local tourism industry and related retail businesses. The Company provides year-round licensed day care facilities on-site for both Company employes and the community.
- (vii) The extent to which the Project will create local construction jobs. The Company will utilize local contractors to the maximum extent possible.

Section 2. The Agency hereby authorizes the undertaking of the Project and the provision of the 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, and with respect to any agents or subagents appointed by the Company, to execute, certify, and file, in the name of and on behalf of the Agency, any tax forms evidencing such appointments, 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 \$4,682,489.00, 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 \$374,599.00, 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.

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 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 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, the Employment Commitment, and/or the Tourism Destination 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 conclusion of the later of two (2) years following either (i) the construction completion date, or (ii) the termination of the Agent 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 \$4.682,489.00, being the total project cost as stated in the Company's application for Financial Assistance.
- (ii) Employment Commitment – that there are at least 175 existing full time equivalent (“FTE”) employees, and 625 part time equivalent (“PTE”) employees located at, or to be located at, the Facility as stated in the Company's application for Financial Assistance; and
  - the number of current FTE and PTE employees in the then current year at the Facility; and
- (iii) Tourism Destination Commitment – that the Company document to the satisfaction of the Agency that the Project resulted in the attraction of at least 35% of the number customers (or 35% of the amount of sales from customers) from outside the Economic Development Region.

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, on behalf of the Agency, the Agent Agreement, a sales tax exemption letter (the "Sales Tax Exemption Letter"), a bill of sale (the "Bill of Sale") whereby the Agency at the completion of the installation period transfers to the Company title to the Equipment acquired during the installation period by the Company as agent of the Agency, and related documents.

Section 5. 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 6. The provision by the Agency of Financial Assistance with respect to the Project as described herein is subject to the Agency's policies.

Section 7. 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: May 19, 2026

# APPLICATION FOR FINANCIAL ASSISTANCE



Name of Applicant: HoliMont, Inc.

Date Submitted: April 29, 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](mailto:info@cattcoida.com)  
web [www.cattcoida.com](http://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: HoliMont, Inc.  
Applicant Address: PO Box 279, 6921 Rte 241  
City/Town: Ellicottville State: NY Zip: 14731  
Phone: 716-699-2320  
E-mail: John@HoliMont.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: _____		State in which Organization is established: _____	

### C) Individual Completing Application:

Name: John L. Drake  
Title: Controller  
Address: PO Box 279, 6921 Rte 241  
City/Town: Ellicottville State: NY Zip: 14731  
Phone: 716-699-2320 Ext 13 E-Mail: John@HoliMont.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: Brian Attea  
Firm Name: Attea & Attea  
Title: \_\_\_\_\_  
Address: 11 Main St  
City/Town: Hamburg State: NY Zip: 14075  
Phone: 716-678-7000 Ext 205 E-Mail: BAttea@Attealaw.com

### 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:

HoliMont was established in 1962 and operates as a member owned ski club. There are approximately 1,200 primary members with additional family members. HoliMont Snowsports operates as a 501(c)(3) non-profit for the purpose of teaching, youth racing, and an adaptive program. Summer operations includes a downhill bike park, disc golf and a wedding venue.

Estimated % of sales within Cattaraugus County: 100%  
Estimated % of sales outside Cattaraugus County but within New York State: MA  
Estimated % of sales outside New York State but within the U.S.: WA  
Estimated % of sales outside the U.S.: MA  
(\*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 %

Identify vendors within Cattaraugus County for major purchases:

- See the attached list.
- The City Garage
  - All Building materials from Sixt Lumber
  - Flooring & Carpet from Century Carpet
  - Mass Construction, Mansfield
  - Hite Electric

**II. Eligibility Questionnaire - Project Description & Details**

**A) Project Location**

Address of Proposed Project Facility: 6921 Rte 242  
City/Town: Ellicottville School District: Ellicottville  
SBL Number(s) for proposed Project 65.002-1-29.1

Current Address (if different): -  
City/Town: -

What are the current real estate taxes on the proposed Project site? \$157,698  
If amount of current taxes is not available, provide assessed value for each  
Land: \$ 837,000 Buildings(s): \$ 6953,297 *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:

Without the assistance of the IDA, HoliMont would not be able to complete all needed projects. These projects are vital to keep our business fully functional which keep staff employees and help grow the business.

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

- Existing Ski Resort

**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.):

See the attached list.

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:

HoliMont was established in 1962 and operates as a member owned ski club. There are approximately 1,200 primary members with additional family members. HoliMont Snowsports operates as a 501(c)(3) non-profit for the purpose of teaching, youth racing, and an adaptive program. Summer operations includes a downhill bike park, disc golf and a wedding venue.

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):

Without the assistance of the IDA, HoliMont would not be able to complete all needed projects. These projects are vital to keep our business fully functional which keep staff employees and help grow the business.


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:

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If the Applicant is unable to obtain financial assistance for the Project, what will be the impact on the Applicant and Cattaraugus County? Project would be reconsider with budget review

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: 

**C) Site Characteristics**

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

Describe the present zoning/land use: Ski Resort

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

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 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 - Resort operators	-		100%

What is the estimated project timetable (provide dates):

1. Start date: acquisition of equipment or construction of facilities: May 2026
2. Estimated completion date of project: April 30, 2027
3. Project occupancy – estimated starting date of occupancy: N/A

**E) Overall Project Costs**

Estimated costs in connection with Project:

1. Land and/or Building Acquisition \_\_\_\_\_ acres \_\_\_\_\_ square feet \$ \_\_\_\_\_
2. New Building Construction \_\_\_\_\_ square feet \$ \_\_\_\_\_
3. New Building Addition(s) \_\_\_\_\_ square feet \$ \_\_\_\_\_
4. Infrastructure Work \$ 190,045
5. Reconstruction/Renovation \_\_\_\_\_ square feet \$ \_\_\_\_\_
6. Manufacturing Equipment \$ \_\_\_\_\_
7. Non-Manufacturing Equipment (furniture, fixtures, etc.) \$ 449,348 ±
8. Soft Costs: (Legal, architect, engineering, etc.) \$ 10,000
9. Other, Specify: \_\_\_\_\_ \$ \_\_\_\_\_

TOTAL Costs: \$ 705,000(±)

**Construction Cost Breakdown:**

Total Cost of Construction \$ 190,045 (sum of 2,3,4 and 5 above)  
 Cost of materials: \$ 449,348  
 % sourced in Cattaraugus County 30 %

Have any of the above costs been paid or incurred as of the date of this application?  Yes or  No  
If yes, describe:

**Sources of Funds for Project:**

Bank Financing	\$ <u>N/A</u>
Equity (excluding equity that is attributed to grants/tax credits)	\$ <u>705,000</u> - All Internal Funds
Public Sources (Include sum total of all state and federal grants and tax credits)	\$ <u>0</u>
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:	\$ <u>705,000</u>

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): \$ N/A

**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: \$ 705,000 +/-

Estimated State and Local Sales and Use Tax Benefit (multiply 8.0% by the figure, above): \$ 56,400 - Maximum

*\*\* 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): \$ 0 N/A

Estimated Mortgage Recording Tax Exemption Benefit (multiply the mortgage amount as indicated above by 1.25 %): \$ 0

**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): N/A

**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)	35	35	3	38
Part Time (PT)	227	227	6 <sup>+</sup>	233
Total ***	262	262	9	271

*- Recently added Full time position for Events Coordinator*

\*\* 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	7	104,811	12,985		
Professional					
Administrative	22	48,204	10,467	9,270	
Production	233	53,655	11,130	16,738	
Independent Contractor					
Other					

\*\* 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			\$ 3,522,696
Estimated average annual salary of jobs to be retained (full time)			\$ 2,412,101
Estimated average annual salary of jobs to be retained (part time)			\$ 1,110,596
Estimated average annual salary of jobs to be created (full time)			\$ 0
Estimated average annual salary of jobs to be created (part time)			\$ 0
Estimated salary range of jobs to be created			
From (full time)	\$ 0	To (full time)	\$ 0
From (part time)	\$ 0	To (part time)	\$ 0

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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.

Table with 4 columns: 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. The table contains 7 empty rows for data entry.

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**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? <sup>10</sup> \_\_\_\_\_%. **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

- Holimont is a sought after destination for skiers from the US. and Canada. The project attracts a significant number of visitors from outside of NY. Roughly 61% of their visitors come from outside of NY, out of that approx. 40% come from Canada.

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

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**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?

MA

N/A

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.

- N/A - This project is not seeking a PILOT.

**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.)
\$705,000	N/A	\$56,400	N/A	N/A

Calculate % (Est. PILOT + Est. Sales Tax+ Est. Mortgage Tax+ Other)/Total Project Costs: 8 %

## Attachment A: Representations, Certifications and Indemnification

John L. Drake (name of CEO or other authorized representative of Applicant) confirms and says that he/she is the Controller (title) of HollMont, Inc. (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.:

John L. Drake, being first duly sworn, deposes and says:

1. That I am the Controller (Corporate Office) of HoliMont, Inc. (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 29 day of April, 2026

Debra D Stein  
 (Notary Public)

**DEBRA D. STEIN**  
 Notary Public, State of New York  
 No. 01ST6050588  
 Qualified in Cattaraugus County  
 Commission Expires 11/06/ 26

**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:**

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

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/](http://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.

# HOLIMONT CAPITAL PROJECTS - 2026

5/1/2026 9:34

		Est. Amount	Dept. Total	Est. Month
<b>ADMINISTRATION - 01</b>				
Computer Upgrades	Server update and three new desktops	\$13,000	\$13,000	Jul
<b>BUILDINGS &amp; GROUNDS - 02</b>				
Race Center Flooring	Repair damaged flooring w/ new sub-floor and install new carpet	\$8,000		Sep
Office Relocation	Move the main offices from the chalet to the rainbow room	\$19,800		Jun - Aug
Air Conditioning	Add A/C to the ski school	\$10,000		July
Road Repair	Repave the damaged section of the exit road	\$6,500		July
Patrole Deck	Replace escape deck from the main patrole room	\$3,700		
Roof Repairs	Fuel station and lift huts	\$4,700		
Maintenace Building Structure	Need repair roof trusses and insulate	\$3,500		
Drain Pipe Replacement	18" drain pipe & catch basin in front of HoliCenter	\$7,900	\$64,100	Jun
<b>LIFTS - 04</b>				
Work Lift Carrier	Replace old and out of compliant carrier	\$5,000		May
Cascade Lift	Have primary motor rebuilt & painting of the lift	\$11,000		
Expo Lift	Bullwheel bearing assembly replacement & back-up battery replacement	\$20,000		
Greer Lift	Painting of the lift	\$4,000		
Uniforms	Replace old lift attendant uniforms	\$6,500	\$46,500	Nov
<b>MOUNTAIN OPS - 06</b>				
Tabbagon Huts	Replacement of current rotted huts	\$3,000		
Terrain Park Features	New terrain park features to replace broken features and add add'l	\$10,000	\$13,000	Nov
<b>SNOWMAKING - 07</b>				
Electrical Upgrade	Panel & transformer upgrades at Plum & Saddle pump stations	\$150,000		Jun-Oct
Pipe Replacement	Replace old water line on Greer with 8" pipe	\$63,750		Jun-Jul
Pipe Replacement	Replace the last of the failing low pressure main line with 12"	\$48,750		Jun-Jul
Excavtor Purchase	Buy out the lease on the 2021 Cat Excavator	\$55,040		Jul
DEC Water Withdrawel	Engineering study for DEC	\$10,000	\$327,540	
<b>VEHICLES &amp; GROOMING - 08</b>				
Snowmobiles - 2	Replace two oldest sleds - Net with trade in	\$16,000		Nov
UTV - 1	Replace oldest UTV - Net with trade in	\$14,600		May
Truck Engine Replacement	2015 Dodge Ram engine is knocking & has already been rebuilt once	\$6,000	\$36,600	Jun
<b>RENTAL &amp; RETAIL - 13</b>				
Rental Skis	Replace a third of our worn out rental inventory	\$12,000		Oct
Wintersteiger	Purchase new ski tuning machine	\$16,000		Oct
Wintersteiger	Ski storage lockers - 10	\$14,958	\$42,958	May & Nov
<b>SUMMER OPS - 20</b>				
Building Materials	Add additional bike trails - lumber, rock, and equipment rental	\$12,250		May
Wedding Benches	Replase rotted wood benches w/ new aluminum benches	\$10,200	\$22,450	May
<b>CONTINGENCY</b>				
Misc	Unplanned purchases - 10% of total Capital	\$83,245	\$83,245	

HoliMont, as the largest private ski club in the U.S. located in Ellicottville, NY, is a major economic driver contributing to the \$125 million seasonal winter tourism impact in the area (Ellicottville combined). It acts as a significant local employer, draws affluent members for residential development, and invests in upgrades, such as over \$1 million in 2025 projects.

### **Key Economic Drivers & Impact**

- **Investments in Upgrades:** HoliMont continuously upgrades facilities, including roughly \$1.025 million completed improvements in 2025 for snowmaking and infrastructure, ensuring long-term sustainability and supporting local contractors.
- **Winter Tourism Engine:** Along with neighboring Holiday Valley, HoliMont contributes to the estimated 15,000 visitors who frequent Ellicottville on peak weekends.
- **Property Value & Development:** The presence of the club drives up local real estate values, with many members owning homes in the Village of Ellicottville, contributing significantly to local tax bases.
- **Regional Snowmaking Upgrades:** Similar to regional, broader economic development initiatives in Western New York, HoliMont focuses on optimizing snowmaking to maximize its operating season, which is crucial for economic success.

### **Relevance in 2025-2026:**

- **Continued Investment:** In May 2025, HoliMont announced continued capital projects to improve electrical and snowmaking equipment, maintaining its competitive edge in the regional tourism market.
- **Supporting Local Economy:** The club seeks assistance from the industrial development agency (IDA) for improvements, signaling its importance as an economic entity and continually reinvesting into strategic initiatives and infrastructure each year.

# JOURNAL

SPRINGVILLE



## **Kissing Bridge and HoliMont announce reciprocal partnership to expand access, value and community for Western New York skiers**

*January 01, 2026*

**Springville Journal Staff**

Two of Western New York's most iconic ski destinations, Kissing Bridge All Seasons Resort and HoliMont, announced a new reciprocal partnership designed to give skiers and riders more flexibility, more access and more days on snow; while strengthening the unique ski community that defines the region.

The collaboration pairs the private HoliMont's Resorts public weekday offering with Kissing Bridge's expanded night skiing, terrain improvements and event programming, creating a mutually beneficial offering for passholders at both resorts during the 2025/26 winter season.

Under the partnership:

- Kissing Bridge Night Season Passholders receive 25% off HoliMont weekday lift tickets (non-holiday).
- HoliMont Weekday Passholders and Members receive 25% off Kissing Bridge Night Passes, extending their season under the lights when daylight hours are limited.

Together, the two resorts encourage skiers and riders to take full advantage of Western New York's winter; day or night, weekday or weekend.

"This partnership is about access, value, and community," Rhett McNulty said, Chairman of Kissing Bridge All Seasons Resort. "We've made significant investments at Kissing Bridge; from snowmaking and grooming to food and events; teaming up with HoliMont allows us to complement their outstanding weekday experience with our growing nighttime offering. At the end of the day, we want people skiing more days, supporting local hills, and feeling connected to the broader Western New York ski community."

HoliMont, long known for its premier skiing experience and strong member culture, sees the partnership as a natural extension of its mission.

"HoliMont has always believed that midweek skiing is something special," Travis Widger said, Snowsports Director and Integrator at HoliMont. "By partnering with Kissing Bridge, we're giving our passholders an easy way to keep skiing when the sun goes down, while also welcoming more skiers to experience HoliMont during the week. It's a win for our guests, a win for Kissing Bridge, and a win for skiing and riding in Western New York."

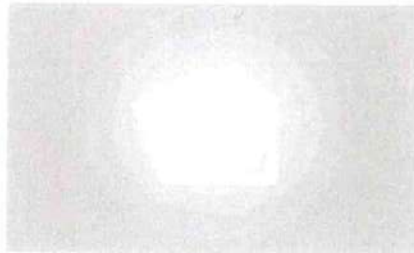
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SPRINGVILLE – Honor our fallen warriors and contribute to the continuing needs of our veterans on Saturday, May 23 from...

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ABOUT HOLIMONT

## Rentals & Demos

HoliMont has the terrain and chair lift capacity to keep you skiing and riding laps from sunup to sundown.

**56** TRAILS   **8** LIFTS   **120+** SNOW GUNS

<b>ESTABLISHED</b> 1962	<b>BEGINNER</b> 25%	<b>SURFACE LIFTS</b> 2	<b>LONGEST RUN</b> 4000'
<b>VERTICAL DROP</b> 700'	<b>INTERMEDIATE</b> 25%	<b>QUAD LIFTS</b> 2	<b>PEAK ELEVATION</b> 2260'
<b>AVERAGE SNOWFALL</b> 180"	<b>EXPERT</b> 50%	<b>TRIPLE LIFTS</b> 2	<b>BASE ELEVATION</b> 1560'
<b>SKI TRAILS</b> 100%	<b>SKI TRAILS</b> 56	<b>DOUBLE LIFTS</b> 2	<b>MEMBERS</b> 3500+
<b>SKIER/BOYER</b> 13,000			



GEAR & CLINICS

## Lessons & Clinics

Our Snowsports School has programs for everyone. We're working to include both winter and summer programming. Go online for more information, or call the Snowsports desk today.

716.699.8159



GEAR & CLINICS

## Rentals & Demos

The Gear-Up rental shop has everything you need for your adventures at HoliMont all year long. We have a fleet of premium equipment and personalized service so your day starts out right.

716.699.5582



SUPERB CONDITIONS

## Dependable Snow

Pristine snow and grooming is the standard at HoliMont, providing a perfect canvas for skiers and snowboarders to experience the exhilarating essence of freedom and independence on the slopes. 700 vertical feet of wall-to-wall, top-to-bottom snow making, on top of an annual average 200 inches of natural snow. We will have you dreaming about first tracks, short lift lines, and friendly staff. Your days on the slopes will be a breeze!



ENJOY THE 'MONT ALL YEAR LONG

## Join Now With No Obligation!

A membership at HoliMont offers so much more than great skiing. Everyone in your social circle will enjoy the benefits of a membership at North America's largest private ski area.

HoliMont offers exclusivity at an affordable price without the hype, attitudes, or crowds. Purchase a Trial Membership that allows you to try out HoliMont for an entire season and see

how it fits your family with no obligation. Ask us about your own Trial Membership!

716.699.2320

## Hours of Operation

General Public & Members  
 MON - FRI (Winter) ..... 9:30am - 4:20pm  
 Christmas week is open to members and invited guests ONLY.

Members & Invited Guests  
 SAT & SUN (Winter) ..... 8:30am - 4:20pm

Off-Season Office Hours  
 MON - FRI ..... 7:00am - 4:00pm



## Contact Information

Information ..... 716.699.2320

Slope Report ..... 877.754.4654

Gear-Up Rentals ..... 716.699.5582

Snowsports School ..... 716.699.8159

Racing ..... 716.699.5306

HoliMont Fax ..... 716.699.5029

HoliMont Realty ..... 716.699.2826

Bike Park ..... 716.699.1030

## Weekday Lift Tickets

Open to the public

9:30AM - 4:20PM

Adult  
 Junior (Ages 6-11)  
 1/2 Day Adult  
 1/2 Junior  
 Toddler (Age 5 & Under)  
 Beginner Area  
 Senior (Age 70+)  
 Groups (15 or more)

• DOES NOT INCLUDE CHRISTMAS WEEK

SEE PRICING ON OUR WEBSITE

## Weekend Lift Tickets

Members and invited guests only

8:30AM - 4:20PM

Adult 1 Day  
 Adult 2 Day  
 Adult 3 Day  
 Junior 1 Day (Ages 6-11)  
 Junior 2 Day  
 1/2 Day Adult (Sundays - After 1:00pm)  
 1/2 Day Junior (Sundays - After 1:00pm)  
 Beginner Area  
 Toddler (Age 5 & Under) Free

## GENERAL INFORMATION

### Programs

Group Lessons • Private Lessons • Seasonal Programs • Racing • Freestyle • Phoenix Adaptive

### Amenities

Cross-Country Ski • Mountain Biking • Snow shoeing • Gear Rentals • Mountain Shop • Cafeteria • Wi-Fi

### Events

Après Parties • Ski Groups • Weddings • Corporate Events



# America's Largest Private Ski Club, All Year Long.

Premium Conditions  
 Family Atmosphere  
 Exclusive Social Scene

HOLIMONT.COM



HOLIMONT.COM

716.699.2320

@HOLIMONT

BIKE PARK

## Summer Lift Tickets

- Daily Lift Access
- Pre-Season Pass
- In-Season Pass
- Pre-Season Junior Season Pass
- In-Season Junior Season Pass
- Scenic Chairlift Rides



Summer lift tickets are priced for the public only. One of the benefits to membership is that you always have access!

\*Season Pass Holders will receive 50% discount on Paddlesports Rentals.



Lift-Serviced Mountain Biking!

## Adventure awaits

Link to 35+ miles of trail system in State Forest, Finger Lakes Trail, and IMBA Epic! The IMBA EPICS designation denotes a true, backcountry riding experience. Ellicottville Loop Epic is 30+ miles of eastern singletrack.

## Explore Membership

HollMont offers exclusivity at an affordable price without the hype, attitudes, or crowds.



## Bike Park contact

716.699.1030




## Anticipated Summer Season

Scan for more information on opening day & more!



# ENCHANTED MOUNTAINS



 [HOLIMONT.COM](http://HOLIMONT.COM)  
 716.699.2320  
 @HOLIMONT

# HOLIMONT

# Bike Park

Machine-built trails  
Riding for the whole family  
Outdoor experiences for all

HOLIMONT.COM



WE OFFER

## Dry Camping, Paddle Boards, Kayaks, Disc Golf and More!

At Hollimont, our members can indulge in a wide array of exciting activities during the summer, including paddlesports, hiking, disc golf, swimming, and fishing. We also host many events throughout the summer, featuring live music and more!

### PADDLE BOARDS & KAYAKS

Can be rented by the hour or daily. Same hours as the Bike Park.

### DRY CAMPING

Offered per night or Thursday - Sunday.

### DISC GOLF

Disc rentals on-site.

Stop by the ticket office for a map!

One Trip or Daily Lift pass can be purchased in addition to the rentals and services to access the mountain, pond, and disc golf course.

TAKE A HIKE

## Walk the Trails

Hollimont has direct access to some of the best trails in Western New York. Whether you like to hike or bike, the single-track trails in McCarthy State Forest has something for everyone. There are more than 35 miles of IMBA Epic trails to hike or ride in EVL and the surrounding area.



Hollimont offers lift access on the weekends, and it is open all week long for foot access traffic. It's the perfect way to spend the day with your family and friends!

[HOLIMONT.COM](http://HOLIMONT.COM)



## Loud @ Hollimont

Loud trailer is back again this year, and offering on-site bike service/repairs, gear, accessories, and parts.

- Kids Rentals
- Full Suspension Rentals
- Full Face Helmet & Pad Rentals

[LOUDPERFORMANCE.COM](http://LOUDPERFORMANCE.COM)

## Mountain Bike Programming and Races

Looking for a fun summer adventure on two wheels?

Join us for one of our downhill immersion camps for young riders or new riders ages 7 and up at any ability/level. Camps include lift tickets, instruction, and fun activities. Advanced registration is required.

Thinking about something more individual? Touch base with our Bike Park staff to see about a private lesson or clinic with your riding buddies to enhance your skills, refine you riding, or explore new trails or features.

New to Hollimont Bike Park?

Join one of our crew for a free guided tour.

Check out our DH Race Series at the Bike Park every summer - find events & dates on our website.



## **Economic Development Impact of HoliMont**

HoliMont is one of Cattaraugus County's signature tourism and recreation assets, serving as a major anchor for Ellicottville's winter and four-season visitor economy. Located in Ellicottville, HoliMont is promoted as America's largest private ski resort, with extensive ski terrain, private membership activity, weekday public access, and year-round outdoor recreation offerings.[holimont] HoliMont's economic importance should be viewed not only through its direct operations, but also through the spending it helps generate in lodging, restaurants, retail, real estate, construction, maintenance, equipment, transportation, and local services. The resort features 56 slopes and trails, 100% snowmaking, regular grooming, multi-use trails, snowshoeing, cross-country skiing, hiking, fat biking, and other mountain-based recreation that help extend Ellicottville's draw beyond a single-season economy.[holimont] In 2024, visitors spent \$431.3 million in Cattaraugus County, and Cattaraugus County accounted for 52% of all visitor spending in the Chautauqua-Allegheny tourism region (Empire State Development Tourism Economics report). While that figure is countywide and should not be attributed solely to HoliMont, HoliMont is clearly one of the county's core destination assets contributing to that visitor economy.

Tourism supported 5,003 jobs in Cattaraugus County in 2024 and generated \$169.4 million in personal income, including direct, indirect, and induced impacts (Empire State Development Tourism Economics report). Tourism also represented 18.1% of all jobs and 11.3% of all personal income in Cattaraugus County, underscoring the county's reliance on destination-based economic activity (Empire State Development Tourism Economics report).

The tax impact is substantial. ***Tourism generated approximately \$52 million in state and local taxes in Cattaraugus County in 2024, including \$26.7 million in local taxes and \$25.3 million in state taxes (Empire State Development Tourism Economics report). Without tourism-generated tax revenue, the average household in Cattaraugus County would need to pay an estimated \$1,633 more per year to maintain the same level of government revenue (Empire State Development Tourism Economics report).***

HoliMont has also had prior interaction with the Cattaraugus County IDA, including completed sale/leaseback projects listed at \$712,625 and \$250,500. Those prior projects demonstrate that HoliMont has historically been part of the county's economic development and capital investment landscape.[cattcoida] Suggested Board Statement HoliMont should be recognized as more than a recreational amenity. It is an economic development asset that helps convert Cattaraugus County's natural landscape into measurable visitor spending, employment, household income, local sales activity, occupancy-related revenue, real estate demand, and tax-base support.

### **For impacted taxing jurisdictions, HoliMont's value is seen through several channels:**

- Visitor spending: HoliMont helps attract skiers, families, members, weekday visitors, outdoor recreation users, and event participants who spend money in Ellicottville and the surrounding county.
- Jobs and wages: The resort supports direct seasonal and operational employment while also helping sustain indirect jobs in hospitality, restaurants, lodging, construction, maintenance, retail, and professional services.

- Tax-base support: Resort-driven activity contributes to sales tax, occupancy tax, property values, second-home demand, and commercial activity.
- Year-round positioning: HoliMont's snowmaking, trails, biking, disc golf, paddling, camping, and outdoor programming help strengthen Ellicottville's role as a four-season destination.
- Community identity: HoliMont is part of the brand that makes Ellicottville a regional destination, which supports broader business attraction, workforce attraction, and quality-of-life messaging.

## **County Sales Tax and Tax Revenue Impact:**

HoliMont helps generate tax revenue for Cattaraugus County by attracting visitors who spend money both on the mountain and throughout the surrounding community. While HoliMont-specific sales tax collections are not publicly broken out, its role as a major Ellicottville destination contributes to taxable spending in lodging, restaurants, retail, fuel, equipment, recreation, construction, maintenance, and visitor services.

This impact is especially important because tourism spending creates revenue across multiple taxing channels:

- County sales tax: Visitors spend money on meals, retail purchases, fuel, rentals, equipment, services, and taxable recreation-related purchases.
- Occupancy and bed tax: HoliMont-related visitors support demand for hotels, short-term rentals, bed and breakfasts, and other lodging in and around Ellicottville.
- Property tax base: Resort activity supports property values, second-home ownership, commercial investment, and taxable real estate connected to the Ellicottville tourism economy.
- Business activity: Restaurants, lodging providers, retailers, contractors, service providers, and suppliers benefit from resort-driven demand.
- State and local tax generation: Visitor spending produces state and local revenue through sales taxes, lodging taxes, property taxes, income taxes, and business-related taxes. In 2024, tourism generated approximately \$52 million in state and local taxes in Cattaraugus County, including \$26.7 million in local taxes and \$25.3 million in state taxes. Although this figure is countywide and should not be attributed solely to HoliMont, HoliMont is one of the county's key destination assets helping support that revenue base.

This means HoliMont's value to impacted taxing jurisdictions is broader than direct property ownership or resort operations. The resort helps create the visitor traffic that fills lodging rooms, restaurant tables, retail stores, gas stations, service businesses, and short-term rentals. Each of those transactions helps support county revenues and reduces the pressure on local residents to carry the cost of public services alone.

For the IDA Board, HoliMont should be viewed as a revenue-generating economic asset. Its operations and visitor draw help produce county sales tax, occupancy-related revenues, property tax support, and broader state and local tax collections. These revenues help fund public services, tourism promotion, infrastructure, and economic development activity throughout Cattaraugus County

From an IDA perspective, HoliMont represents a private-sector tourism anchor whose impact extends beyond its property lines. Continued reinvestment in HoliMont strengthens Ellicottville's destination economy, supports countywide visitor spending, preserves jobs, broadens the tax base, and helps maintain Cattaraugus County's competitive position in New York's outdoor recreation and tourism economy.

## Short Environmental Assessment Form Part 1 - Project Information

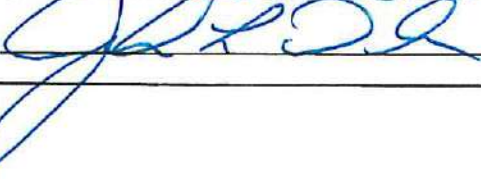
### Instructions for Completing

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			
Name of Action or Project: <span style="font-size: 1.2em; color: blue;">HoliMont Inc Capital Projects - 2026</span>			
Project Location (describe, and attach a location map): <span style="font-size: 1.2em; color: blue;">6921 Rte 242, Ellicottville, NY 14731</span>			
Brief Description of Proposed Action: <span style="font-size: 1.2em; color: blue;">See attached</span>			
Name of Applicant or Sponsor: <span style="font-size: 1.2em; color: blue;">HoliMont, Inc.</span>		Telephone: <span style="font-size: 1.2em; color: blue;">716-699-2320 x13</span>	
Address: <span style="font-size: 1.2em; color: blue;">6921 Rte 242, PO Box 279</span>		E-Mail: <span style="font-size: 1.2em; color: blue;">John@HoliMont.com</span>	
City/PO: <span style="font-size: 1.2em; color: blue;">Ellicottville, NY 14731</span>		State: <span style="font-size: 1.2em; color: blue;">NY</span>	Zip Code: <span style="font-size: 1.2em; color: blue;">14731</span>
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

<p>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</p> <p><input type="checkbox"/> Shoreline   <input type="checkbox"/> Forest   <input type="checkbox"/> Agricultural/grasslands   <input type="checkbox"/> Early mid-successional</p> <p><input type="checkbox"/> Wetland   <input type="checkbox"/> Urban   <input type="checkbox"/> Suburban</p>		
<p>15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>16. Is the project site located in the 100-year flood plan?</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,</p> <p>a. Will storm water discharges flow to adjacent properties?</p> <p>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?</p> <p>If Yes, briefly describe:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
<p>18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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:</p> <p>_____</p> <p>_____</p>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>John L Drake</u> Date: <u>4-29-26</u></p> <p>Signature:  Title: <u>Controller</u></p>		

# HOLIMONT CAPITAL PROJECTS - 2026

5/4/2026 9:34

		Est. Amount	Dept. Total	Est. Month
<b>ADMINISTRATION - 01</b>				
Computer Upgrades	Server update and three new desktops	\$13,000	\$13,000	Jul
<b>BUILDINGS &amp; GROUNDS - 02</b>				
Race Center Flooring	Repair damaged flooring w/ new sub-floor and install new carpet	\$8,000		Sep
Office Relocation	Move the main offices from the chalet to the rainbow room	\$19,800		Jun - Aug
Air Conditioning	Add A/C to the ski school	\$10,000		July
Road Repair	Repave the damaged section of the exit road	\$6,500		July
Patrole Deck	Replace escape deck from the main patrole room	\$3,700		
Roof Repairs	Fuel station and lift huts	\$4,700		
Maintenace Building Structure	Need repair roof trusses and insulate	\$3,500		
Drain Pipe Replacement	18" drain pipe & catch basin in front of HoliCenter	\$7,900	\$64,100	Jun
<b>LIFTS - 04</b>				
Work Lift Carrier	Replace old and out of compliant carrier	\$5,000		May
Cascade Lift	Have primary motor rebuilt & painting of the lift	\$11,000		
Expo Lift	Bullwheel bearing assembly replacement & back-up battery replacement	\$20,000		
Greer Lift	Painting of the lift	\$4,000		
Uniforms	Replace old lift attendant uniforms	\$6,500	\$46,500	Nov
<b>MOUNTAIN OPS - 06</b>				
Tabogon Huts	Replacement of current rotted huts	\$3,000		
Terrain Park Features	New terrain park features to replace broken features and add add'l	\$10,000	\$13,000	Nov
<b>SNOWMAKING - 07</b>				
Electrical Upgrade	Panel & transformer upgrades at Plum & Saddle pump stations	\$150,000		Jun-Oct
Pipe Replacement	Replace old water line on Greer with 8" pipe	\$63,750		Jun-Jul
Pipe Replacement	Replace the last of the failing low pressure main line with 12"	\$48,750		Jun-Jul
Excavator Purchase	Buy out the lease on the 2021 Cat Excavator	\$55,040		Jul
DEC Water Withdrawal	Engineering study for DEC	\$10,000	\$327,540	
<b>VEHICLES &amp; GROOMING - 08</b>				
Snowmobiles - 2	Replace two oldest sleds - Net with trade in	\$16,000		Nov
UTV - 1	Replace oldest UTV - Net with trade in	\$14,600		May
Truck Engine Replacement	2015 Dodge Ram engine is knocking & has already been rebuilt once	\$6,000	\$36,600	Jun
<b>RENTAL &amp; RETAIL - 13</b>				
Rental Skis	Replace a third of our worn out rental inventory	\$12,000		Oct
Wintersteiger	Purchase new ski tuning machine	\$16,000		Oct
Wintersteiger	Ski storage lockers - 10	\$14,958	\$42,958	May & Nov
<b>SUMMER OPS - 20</b>				
Building Materials	Add additional bike trails - lumber, rock, and equipment rental	\$12,250		May
Wedding Benches	Replase rotted wood benches w/ new aluminum benches	\$10,200	\$22,450	May
<b>CONTINGENCY</b>				
Misc	Unplanned purchases - 10% of total Capital	\$83,245	\$83,245	

## MRB Cost Benefit Calculator

Cattaraugus County Industrial Development Agency

Date   
 Project Title   
 Project Location

### Construction Phase - Project Assumptions

**Project Costs**  
 Enter total project costs:   
 Local Construction Spending\*   
 % of locally sourced materials and labor  
 In-region construction spending

#### Construction Economic Impacts

Industry	NAICS	% of Total Investment	Investment by Type
Industrial Building Construction	236210	100%	\$564,000
[Not Applicable]	0		\$0
[Not Applicable]	0		\$0
		100%	\$564,000

*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
Skiing Facilities	713920	7	\$104,811	\$733,677
Skiing Facilities	713920	22	\$48,204	\$1,060,488
Skiing Facilities	713920	233	\$53,655	\$12,501,615
	0			\$0
	0			\$0
	0			\$0
<b>Total</b>		<b>262</b>		<b>\$14,295,780</b>

Year 2	NAICS	Count	Per Job Annual Earnings	Total Earnings
Skiing Facilities	713920	7	\$104,811	\$733,677
Skiing Facilities	713920	22	\$48,204	\$1,060,488
Skiing Facilities	713920	233	\$53,655	\$12,501,615
	0			\$0
	0			\$0
	0			\$0
<b>Total</b>		<b>262</b>		<b>\$14,295,780</b>

Year 3+ (Full Employment)	NAICS	Count	Per Job Annual Earnings	Total Earnings
Skiing Facilities	713920	7	\$104,811	\$733,677
Skiing Facilities	713920	22	\$48,204	\$1,060,488
Skiing Facilities	713920	233	\$53,655	\$12,501,615
	0			\$0
	0			\$0
	0			\$0
<b>Total</b>		<b>262</b>		<b>\$14,295,780</b>

### 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%	\$28,200		Escalation Factor	<input type="text" value="2%"/>
State Sales Tax Rate	4.00%	\$28,200		Discount Factor	<input type="text" value="2%"/>
Mortgage Recording Tax Exemption		<input type="text" value="\$0"/>			
Local	0.75%	\$0			
State	0.50%	\$0			
<b>Total Costs</b>		<b>\$56,400</b>			





# Cattaraugus County Industrial Development Agency

## MRB Cost Benefit Calculator



Date: May 8, 2026  
 Project Title: HoliMont, Inc.  
 Project Location: 6921 Route 242 Ellicottville NY

### Economic Impacts

Summary of Economic Impacts over the Life of the PILOT

Project Total Investment  
 \$705,000

		Temporary (Construction)		
		Direct	Indirect	Total
Jobs		3	1	4
Earnings		\$206,611	\$42,849	\$249,460
Local Spend		\$564,000	\$155,880	\$719,880

		Ongoing (Operations)		
		Aggregate over life of the PILOT		
		Direct	Indirect	Total
Jobs		0	0	0
Earnings		\$42,887,340	\$6,986,990	\$49,874,330

Figure 1

Net Benefits

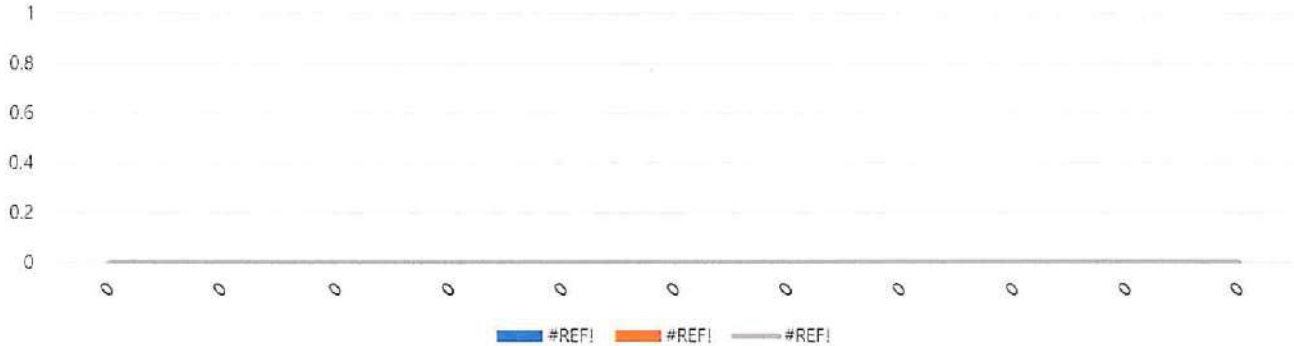


Figure 2

Total Jobs



Figure 3

Total Earnings



# Fiscal Impacts



## Estimated Costs of Exemptions

	Nominal Value	Discounted Value*
Property Tax Exemption	\$0	\$0
Sales Tax Exemption	\$56,400	\$56,400
Local Sales Tax Exemption	\$28,200	\$28,200
State Sales Tax Exemption	\$28,200	\$28,200
Mortgage Recording Tax Exemption	\$0	\$0
Local Mortgage Recording Tax Exemption	\$0	\$0
State Mortgage Recording Tax Exemption	\$0	\$0
<b>Total Costs</b>	<b>\$56,400</b>	<b>\$56,400</b>

## State and Local Benefits

	Nominal Value	Discounted Value*
Local Benefits	\$50,499,111	\$48,620,516
To Private Individuals	\$50,123,790	\$48,259,654
Temporary Payroll	\$249,460	\$249,460
Ongoing Payroll	\$49,874,330	\$48,010,194
Other Payments to Private Individuals	\$0	\$0
To the Public	\$375,321	\$360,862
Increase in Property Tax Revenue	\$0	\$0
Temporary Jobs - Sales Tax Revenue	\$1,746	\$1,746
Ongoing Jobs - Sales Tax Revenue	\$373,575	\$359,115
Other Local Municipal Revenue	\$0	\$0
State Benefits	\$2,630,892	\$2,532,546
To the Public	\$2,630,892	\$2,532,546
Temporary Income Tax Revenue	\$11,226	\$11,226
Ongoing Income Tax Revenue	\$2,244,345	\$2,160,459
Temporary Jobs - Sales Tax Revenue	\$1,746	\$1,746
Ongoing Jobs - Sales Tax Revenue	\$373,575	\$359,115
<b>Total Benefits to State &amp; Region</b>	<b>\$53,130,003</b>	<b>\$51,153,062</b>

## Benefit to Cost Ratio

	Benefit*	Cost*	Ratio
Local	\$48,620,516	\$28,200	1724:1
State	\$2,532,546	\$28,200	90:1
<b>Grand Total</b>	<b>\$51,153,062</b>	<b>\$56,400</b>	<b>907:1</b>

\*Discounted at 2%

### Additional Comments from IDA

Sales Tax Exemption only. No PILOT. No 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**

**HOLIMONT, INC., 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, May 19, 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 HOLIMONT, INC., AND/OR INDIVIDUAL(S) OR AFFILIATE(S), SUBSIDIARY(IES), OR ENTITY(IES) FORMED OR TO BE FORMED ON ITS BEHALF (INDIVIDUALLY, AND/OR COLLECTIVELY, THE "COMPANY") IN CONNECTION WITH A CERTAIN PROJECT DESCRIBED BELOW; (ii) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (iii) AUTHORIZING THE UNDERTAKING OF THE PROJECT TO PROVIDE FINANCIAL ASSISTANCE TO THE COMPANY IN THE FORM OF A SALES TAX EXEMPTION BENEFIT FOR PURCHASES AND RENTALS RELATED TO THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF THE PROJECT; AND (iv) AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS

**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**, the Company has submitted an application to the Agency (the "Application") requesting the Agency's assistance with a certain project (the "Project") consisting of the acquisition and installation of certain machinery and equipment and making certain improvements (collectively, the "Improvements") to the existing ski resort operated by the Company (the "Resort") located on 6921 Route 242, in the Town of Ellicottville, Cattaraugus County, New York, including, but not limited to, lifts, snowmaking, a snow cat, snowmobiles, vehicle maintenance, building and facility improvements, and other miscellaneous equipment (the "Equipment", and together with the Improvements and the Resort being collectively referred to as the "Facility"). The Facility will be initially operated and/or managed by the Company; and

**WHEREAS**, the Financial Assistance (as hereinafter defined) being contemplated by the Agency shall not exceed \$100,000, until a Public Hearing is held, if at all, and a subsequent resolution is passed pursuant to General Municipal Law Section 859-a; 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) provide Financial Assistance to the Company in the form of 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 ("Financial Assistance"); and

**WHEREAS**, the Company has represented to the Agency that the Project is likely to attract a significant number of visitors from outside the economic development region (as established by Section 230 of the New York State Economic Development Law), and therefore the Project constitutes a "tourism destination" as defined in Section 862(2) of the Act; 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, 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 while promoting the general prosperity and economic welfare of the citizens of Cattaraugus County, New York, and the State of New York and improving their standard of living 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; and

(I) The Project attracts a significant number of visitors from outside the Western New York economic development region, including approximately 60% of its visitors coming from outside of New York State, with approximately 40% of those visitors coming from Canada, and therefore, the Project meets the definition of a "tourism destination" project within the meaning of Section 862(2)(a) of the Act. Accordingly, the Agency is authorized to provide financial assistance in respect of the Project pursuant to Section 862(a) of the Act.

(J) The Project involves a “Type II action” as said term is defined in the New York State Environmental Quality Review Act (“SEQR”) and therefore no other determination or procedures under SEQR are required.

(K) 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.

(L) 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 35 FTE employee positions and 227 PTE employee positions and create 3 new FTE and 6 new PTE employee positions.
- (ii) The estimated total value of Financial Assistance is approximately \$56,400.
- (iii) The estimated amount of private sector investment to be made by the Company is \$705,000.00.
- (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 April 30, 2027.
- (v) Extent of new revenue provided to local taxing jurisdictions: By maintaining modern efficient ski facilities, and creating new amenities for skiers, it is expected that the Project will continue to attract visitors to the Facility and to the Town of Ellicottville resulting in maintenance of and new and increased sales tax revenues and bed tax revenue.
- (vi) Any additional public benefits: The Project attracts a significant number of visitors from outside the region who support the local tourism industry and related retail businesses.
- (vii) 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 the 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, and with respect to any agents or subagents appointed by the Company, to execute, certify, and file, in the name of and on behalf of the Agency, any tax forms evidencing such appointments, 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 \$705,000.00, 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 \$56,400.00, 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.

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 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 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, the Employment Commitment, and/or the Construction Jobs and Local Labor 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 conclusion of the later of two (2) years following either (i) the construction completion date, or (ii) the termination of the Agent 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 \$705,000.00, being the total project cost as stated in the Company's application for Financial Assistance.
- (ii) Employment Commitment – that there are at least 35 existing full time equivalent (“FTE”) employees located at, or to be located at, the Facility as stated in the Company's application for Financial Assistance (the “Baseline FTE”); and
  - the number of current FTE employees in the then current year at the Facility; and
  - that within two (2) years of Project completion, the Company has maintained and created FTE employment at the Facility equal to 38 FTE employees (being the sum of 35 Baseline FTE and 3 FTE employees proposed to be created by the Company as stated in its Application ), and 233 PTE employees (being the sum of 227 Baseline PTE and 6 PTE employee positions proposed to be created by the Company as stated in its Application).
- (iii) Tourism Destination Commitment – that the Company document to the satisfaction of the Agency that the Project resulted in the attraction of at least 35% of the number customers (or 35% of the amount of sales from customers) from outside the Economic Development Region.

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, on behalf of the Agency, the Agent Agreement, a sales tax exemption letter (the "Sales Tax Exemption Letter"), a bill of sale (the "Bill of Sale") whereby the Agency at the completion of the installation period transfers to the Company title to the Equipment acquired during the installation period by the Company as agent of the Agency, and related documents.

Section 5. 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 6. The provision by the Agency of Financial Assistance with respect to the Project as described herein is subject to the Agency's policies.

Section 7. 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: May 19, 2026

## PUBLIC HEARING SCRIPT

**White Haven Holdings Corporation and  
1WestMain LLC project and/or  
Individual(s), Affiliate(s), Subsidiary(ies),  
or Entity(ies) formed or to be formed on  
its behalf**

Public Hearing to be held on April 14, 2026 at 11:00 a.m.  
at the Village of Gowanda, 27 East Main Street, Gowanda, New York 14070

### ATTENDANCE:

See Sign In Sheet

Members of the General Public

**1. WELCOME:** Call to Order and Identity of Hearing Officer.

Hearing Officer: Welcome. This public hearing is now open; it is 11:02 a.m. My name is Crystal Almeter. I am the Executive Assistant for the County of Cattaraugus Industrial Development Agency, and I have been designated by the Agency to be the hearing officer to conduct this public hearing. This public hearing is being live-streamed and made accessible on the Agency's website at [www.cattcoida.com](http://www.cattcoida.com).

**2. PURPOSE:** Purpose of the Hearing.

Hearing Officer: We are here to hold the public hearing on the White Haven Holdings Corporation and 1WestMain LLC project and/or Individual(s), Affiliate(s), Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf. This public hearing is being recorded and will be transcribed for the Board Members of the Agency for their review and comments before they take any further action. We have a sign in sheet for anyone who would like to participate in this public hearing either by presenting oral comments or we would be happy to take written statements. Notice of this hearing appeared in Olean Times Herald on Thursday, April 2, 2026.

**3. PROJECT SUMMARY:** Description of Project and Contemplated Agency Benefits.

Hearing Officer: The proposed project (the "Project") consists 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 Arnes 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").

The proposed financial assistance contemplated by the Agency includes New York State and local sales and use tax exemption benefits, mortgage recording tax exemption benefits, and real property tax abatement benefits (in compliance with Agency's uniform tax exemption policy).

**4. FORMAT OF HEARING:** Review the rules and manner in which the hearing will proceed.

*Hearing Officer:* All those who have joined this conference call will be given an opportunity to make statements and/or comments on the Project if they so desire.

Minutes of the Public Hearing will be transcribed and posted on the Agency's website ([www.cattcoida.com](http://www.cattcoida.com)). Additional information can be obtained from, and written comments may be addressed to: Corey R. Wiktor, Executive Director, County of Cattaraugus Industrial Development Agency, 9 East Washington Street, P.O. Box 1749, Ellicottville, New York 14731; Telephone: 716-699-2005 and electronically at [corey@cattcoida.com](mailto:corey@cattcoida.com) or [Info@cattcoida.com](mailto:Info@cattcoida.com).

**5. PUBLIC COMMENT:** Hearing Officer gives the Public an opportunity to speak.

*Hearing Officer:* Those interested in making a statement or comment will be called upon. Please begin by stating your name and address; if you are representing a company, please identify the company. I request that speakers keep statements and/or comments to 5 minutes or less.

**The Hearing Moderator introduces each participant in the order they registered for this meeting.**

**Traci Hopkins:** The Village of Gowanda is in support of the project. The Village would like to have Jared come to a Village Board Meeting and discuss the project, where he is at with status and to make sure they are all in line with the DRI funding to move forward. The Village Board Meetings are on the 2<sup>nd</sup> Tuesday of every month.

**Mark Burr:** Will anything be going in the basement of the building. He believes the basement sits below the 100 year flood plan would like to know if the developer is going to address same.

**-OR-**

*Hearing Officer:* Note that no one in attendance wished to make a statement or comment.

**6. ADJOURNMENT:**

As there are no further statements and/or comments, I will close the public hearing at 11:12 a.m.

**SIGN IN SHEET  
FOR PUBLIC HEARING**

Public Hearing to be held on April 14, 2026 at 11:00 a.m.  
at the Village of Gowanda, 27 East Main Street, Gowanda, New York 14070

**White Haven Holdings Corporation and 1WestMain LLC project  
and/or Individual(s), Affiliate(s),  
Subsidiary(ies), or Entity(ies) formed or to be formed on its behalf**

Project Location: 1 West Main Street, Gowanda, New York 14070

Name	Company and/or Address	X box to speak/ comment
Carrie Tomczak	Gowanda CSD	X
Mark C Burr	Hollywood Theater / Village of Gowanda	X
Trace Hopkins	Village of Gowanda	

**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, May 19, 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, 1WESTMAIN 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: May 19, 2026

	A	B	C	D	E	F
2	<b>County of Cattaraugus</b>		<b>OPERATING STATEMENT</b>			
3	<b>Industrial Development Agency</b>					
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	<b>INCOME:</b>					
9	Interest on Accounts	\$40,000	\$22,054	\$22,218	\$17,782	\$31
10	<b>Apps &amp; Fees</b>	\$450,000	\$25,500	\$1,526,250	-\$1,076,250	\$84,266
11	CCCCRC/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	<b>EXPENSES:</b>					
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	<b>A-</b> 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	<b>D-</b> Office Maint./Repairs/Equip	\$9,000	\$1,130	\$4,458	\$4,542	\$1,937
23	<b>E-</b> 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>B-</b> Professional Services	\$30,000	\$23,093	\$24,127	\$5,873	\$9,850
35	Publications	\$200	\$0	\$0	\$200	\$0
36	<b>C-</b> 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	<b>F-</b> 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	<b>A-</b> Yearly payment					
47	<b>B-</b> Includes payments due Harris Beach					
48	<b>C-</b> Includes payments local paper					
49	<b>D-</b> Includes IT invoices, accounting	software, computer storage, monthly office cleaning, yearly window cleaning, lawn, flower maintenanc				
50	<b>E-</b> Includes monthly cell phones, internet, apple storage, storage back up and office phone lines					
51	<b>F-</b> 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	1,413,497.86	
Total Capital		<u>5,532,212.43</u>
Total Liabilities & Capital		<u>\$ 5,735,907.86</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><u>2,492,567.54</u></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><u>2,492,567.54</u></u>

	A	B	C	D	E	F
2	<b>County of Cattaraugus</b>		<b>OPERATING STATEMENT</b>			
3	<b>Industrial Development Agency</b>					
4	Apr-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	<b>INCOME:</b>					
9	Interest on Accounts	\$40,000	\$7	\$22,271	\$17,729	\$31
10	<b>Apps &amp; Fees</b>	\$450,000	\$3,000	\$1,529,250	-\$1,079,250	\$105,500
11	CCCRC/Other Misc. Income	\$10,000	\$0	\$230	\$1,778	\$39
12	Total	\$500,000	\$3,007	\$1,551,751	-\$1,059,743	\$105,570
13						
14						
15	<b>EXPENSES:</b>					
16	Wages	\$220,000	\$18,608	\$66,746	\$153,254	\$69,577
17	Fringe Benefits	\$85,000	\$8,879	\$27,969	\$57,031	\$21,277
18	<b>A-</b> Performance Bonus	\$24,000	\$31,290	\$31,290	-\$7,290	\$0
19	Board Meeting/Operations	\$2,000	\$176	\$410	\$1,590	\$645
20	Business Development	\$18,000	\$830	\$14,474	\$3,526	\$5,817
21	Office Supplies/Service Contracts	\$2,000	\$75	\$313	\$1,687	\$806
22	<b>D-</b> Office Maint./Repairs/Equip	\$9,000	\$0	\$4,458	\$4,542	\$3,695
23	<b>E-</b> Office Phones/Cell/fax/internet serv	\$9,000	\$520	\$2,614	\$6,386	\$3,567
24	Postage	\$1,000	\$39	\$440	\$560	\$203
25	Public Hearings	\$900	\$75	\$134	\$766	\$657
26	Travel/Mileage	\$3,000	\$52	\$728	\$2,272	\$39
27	Service Charges	\$500	\$25	\$130	\$370	\$100
28	Rent	\$17,100	\$1,425	\$5,700	\$11,400	\$5,700
29	Real Estate Taxes	\$1,200	\$0	\$1,107	\$93	\$90
30	Utilities	\$4,500	\$596	\$2,055	\$2,445	\$2,051
31	Property/Fire/Liability Insurance	\$5,000	\$2,954	\$2,954	\$2,046	\$4,613
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>B-</b> Professional Services	\$30,000	\$1,748	\$25,877	\$4,123	\$21,141
35	Publications	\$200	\$0	\$0	\$200	\$0
36	<b>C-</b> 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	<b>F-</b> Consulting Expense	\$6,000	\$5,000	\$15,000	-\$9,000	\$22,000
41						
42	Total Expenses	<b>\$462,000</b>	<b>\$72,292</b>	<b>\$207,498</b>	<b>\$254,502</b>	<b>\$184,883</b>
43						
44	Net Difference	<b>\$38,000</b>	<b>-\$69,285</b>	<b>\$1,344,253</b>	<b>-\$1,314,245</b>	<b>-\$79,313</b>
45						
46	<b>A-</b> Yearly payment					
47	<b>B-</b> Includes payments due Harris Beach					
48	<b>C-</b> Includes payments local paper					
49	<b>D-</b> Includes IT invoices, accounting	software, computer storage, monthly office cleaning, yearly window cleaning, lawn, flower maintenanc				
50	<b>E-</b> Includes monthly cell phones, internet, apple storage, storage back up and office phone lines					
51	<b>F-</b> Consulting to assist current projects					
52						
53						

COUNTY OF CATTARAUGUS IDA  
Balance Sheet  
April 30, 2026

ASSETS

Current Assets		
CATT CO. BANK	\$	111,672.09
CATT. CO. CAPITAL RES. CORP.		48,778.97
New CCB ISC Account ##27476		4,661,217.55
Savings 476		2,441.95
MMM 476		9,489.04
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		4,947,871.93
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>5,669,742.97</u>

LIABILITIES AND CAPITAL

Current Liabilities		
Employee Health Ins Payable	\$	3.00
Federal Payroll Taxes		(7,283.26)
NYS WITHHOLDING		3,610.70
Social Security Tax Payable		1,936.43
Medicare Withholding Tax Pay		452.88
NYS PENSION-EMPLOYEE PORTION		58.85
NYS Retirement Employer Portio		12,808.00
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		74,872.91
Long-Term Liabilities		
Pension Liability		131,902.00
		<hr/>
Total Long-Term Liabilities		131,902.00

Unaudited - For Management Purposes Only

COUNTY OF CATTARAUGUS IDA  
Balance Sheet  
April 30, 2026

Total Liabilities		206,774.91
Capital		
Retained Earnings	3,808,642.51	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>1,344,253.49</u>	
Total Capital		<u>5,462,968.06</u>
Total Liabilities & Capital		<u>\$ 5,669,742.97</u>

COUNTY OF CATTARAUGUS IDA

Balance Sheet

April 30, 2025

ASSETS

Current Assets

CATT CO. BANK	\$	202,765.48	
CATT. CO. CAPITAL RES. CORP.		53,541.97	
New CCB ISC Account: 476		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			2,227,740.03

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

Total Other Assets			<hr/> 0.00
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Total Assets	\$		<hr/> <hr/> 2,474,289.77
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LIABILITIES AND CAPITAL

Current Liabilities

Employee Health Ins Payable	\$	3.00	
Federal Payroll Taxes		(1,473.46)	
NYS WITHHOLDING		3,600.36	
Social Security Tax Payable		2,465.79	
Medicare Withholding Tax Pay		1,465.04	
NYS PENSION-EMPLOYEE PORTION		58.85	
NYS Retirement Employer Portio		10,228.00	
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			117,649.62

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  
April 30, 2025

Total Liabilities		230,457.62
Capital		
Retained Earnings	2,013,073.52	
CONTRIBUTED CAPITAL	310,072.06	
Net Income	<u>(79,313.43)</u>	
Total Capital		<u>2,243,832.15</u>
Total Liabilities & Capital	\$	<u><u>2,474,289.77</u></u>

Unaudited - For Management Purposes Only

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

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**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**

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#### **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**

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### **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**

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### **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**

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### **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**

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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**

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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.

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**Executive Director**

Cattaraugus County Industrial Development Agency

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

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

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#### **West Valley Hotel Redevelopment**

Met with the owners of the West Valley Hotel regarding the redevelopment project. The IDA has brought in several partners to assist in structuring and advancing the project.

#### **Armes Block Redevelopment – Gowanda**

Met with Jared White and Lee Crewson of Peak Development regarding Mr. White's proposed Armes Block renovation project in the Village of Gowanda.

#### **Olean Center Mall Redevelopment**

Met with City of Olean Mayor Sherburne, Keri Kerper, and Angelo Ingrassia regarding the Olean Center Mall project and ongoing redevelopment efforts.

#### **Grant Writer Updates**

Held a conference call with IDA Grant Writer Diana Cihak regarding updates on several ongoing projects in the IDA pipeline.

Held a follow-up conference with USDA and Diana Cihak regarding a local manufacturing company seeking assistance that we are hoping will qualify for USDA support. This is a significant project that would help the existing manufacturer grow.

## **Economic Impact Analysis – Camoin Associates**

### **Large Dairy Project**

Met with a WNY Regional dairy farmer who is considering a significant project to be built within Cattaraugus County. There are several moving pieces as the project would span multiple counties; however, it would represent a significant investment in the agriculture and dairy industry.

### **Market Rate Apartment Project**

Met with a Western New York developer regarding a potential market-rate apartment project being considered for the northern half of the County.

### **Food Production & Warehousing**

Met with the developer of a potential manufacturing project centered around food production and warehousing.

### **Large Industrial Prospect**

Met with a representative of a large industrial company exploring a project in the County. The scope of the investment requires significant pre-development and design work, which will be completed over the next several months. This would be a very large project if it advances, and I will continue to keep the Board apprised as it progresses.

### **Manufacturing Firm – Significant Investment**

Held a conference call and several follow-up calls with a manufacturing firm within the County proposing a significant investment that would include approximately 15 new jobs. Additional meetings have already been scheduled for late May.

### **Tourism Destination Project**

Held a follow-up meeting with the developer working on a proposed significant tourism destination project in the County. Much more to follow on this proposed project, which would complement and add to the growing tourism amenities within the County.

### **Proposed new Campground Project**

Met with a project developer regarding a possible new campground in the County. The camping industry continues to grow within Cattaraugus County, and it is exciting to work on this prospect.

### **Active Tourism Project – Enhanced Amenity**

Held a conference call with an active IDA tourism project regarding an enhanced and increased amenity and investment to the project. More to follow in June. This is good news and will further enhance the tourism destination currently under construction.

### **Brownfield Redevelopment**

Met with Dan Riker of C&S Engineering regarding various brownfield sites within the County that could be utilized for redevelopment. Additional discussions are planned with landowners regarding redevelopment of the sites for new economic development.

### **Business Retention & Expansion**

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#### **Great Lakes Cheese Co.**

Met with Matt Wilkinson and Hendrik Elyesee of Great Lakes Cheese regarding project updates and the progression of their business.

#### **Kinley Construction**

Met with Ben Heckathorn of Kinley Construction, who heads up business development, to discuss several updates and projects in their early stages.

Separately, met with Mike Giardini of Kinley Construction regarding their recent project with the IDA. The project is moving along very well, with the steel shell of the building already up. Kinley has invested well over \$6 million through the IDA in the last three years and has surpassed their hiring expectations by more than 25.

#### **Ellicottville Brewing Company**

Met with Peter Kreinheder of Ellicottville Brewing Company to review business performance over the past several months and to discuss the manufacturing and distribution of his beer lines. The investment he made at the manufacturing center in Little Valley continues to be an impressive one.

#### **Har-Son Manufacturing / Service Manufacturing Group**

Met with Vito and Lori from Service Manufacturing Group, owners of Har-Son Manufacturing in Gowanda, to check in on business performance and to keep them apprised of the economic development programs available through the IDA and the County.

### **Field of Dreams**

Met with Nick Ferreri at Field of Dreams regarding their on going expansion project, including the new cottages, and discussed the overall development and how this project has transformed senior assisted-living offerings for our patients. Nick has invested \$25 million and offers a wide variety of much-needed services that are limited in our county and region.

### **Keystone Tool & Die Company**

Met with Ken Harris at Keystone Tool & Die Company for a general update and discussed ways the IDA could support any future or planned reinvestment or growth project at their facility.

## **Strategic Partnerships & Governance**

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### **"Let Them Build" – Governor's SEQRA Event**

Attended an event hosted by Governor Hochul relating to the proposed softening of SEQRA regulations and requirements. The event was themed "Let Them Build."

### **Invest Buffalo Niagara**

Met with Matt Hubacher of Invest Buffalo Niagara to share several ideas on how the two organizations can grow our relationship mutually. Matt will be joining the June IDA board meeting to give a presentation and overview of his organization and to discuss further opportunities for collaboration on site development and broader economic development efforts.

### **Olean Business Development Board**

Attended the monthly Olean Business Development Board meeting.

### **Cattaraugus County Economic Development Team**

Attended the Cattaraugus County Economic Development Team meeting to review project activity across the County.

### **Southern Tier West / OBDC – Little Valley**

Held a conference with Kim LaMendola of Southern Tier West and Bob Forness of OBDC regarding a possible project in Little Valley. We discussed ideas and strategies that each organization may be able to offer to help bring this small business project to fruition.

### **Western New York Site Development Partnership**

Held a conference call with a Western New York professional firm to discuss ideas and possible strategies for partnering on vacant sites and developing new site development initiatives.

### **Western Region Loan Fund Board**

Attended the Western Region Loan Fund Board meeting, which included discussion of a possible financing package for a Cattaraugus County small business.

### **Chairman Briefing**

Held a dinner update meeting with Cattaraugus County Legislative Chairman Burr to review a variety of topics and project updates.

### **Village of Gowanda**

Met with Gowanda Mayor Nephew and Gowanda Treasurer Traci Hopkins regarding several items and project updates. The meeting served to update them on current IDA initiatives and to establish a stronger line of communication for future developments.

### **AI Forum – St. Bonaventure University**

Attended the AI Forum event for regional businesses and community leaders at St. Bonaventure University.

## **Community Initiatives & Events**

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### **Revolution Rail – Grand Opening**

Attended the grand opening and ribbon-cutting of the Revolution Rail bike company project on Saturday, May 8th in Cattaraugus County. We look forward to a very fruitful and impactful tourism season with Revolution Rail and their new venture in the Village.

## **CATTalyst Collective Update**

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Attended CATTalyst Collective meetings and discussions covering the Towns of Allegany and Portville regional events and tours. Key elements of the sessions included:

- **Community Debrief Summary** – a high-level walkthrough of key findings from the Allegany and Portville Entrepreneurial Ecosystem Debrief, covering community assets, gaps, and opportunities.
- **Hearing from the Community** – Allegany and Portville community members and entrepreneurs shared anything that felt missing from the debrief, offered clarifications, and highlighted what they most want partners to understand or prioritize.
- **Partner Q&A** – an opportunity for partners to ask clarifying questions before moving into brainstorming.

- **Brainstorm** – open collaborative ideation focused on what programs, resources, connections, or interventions could move the needle for Allegany and Portville entrepreneurs.
- **Recap & Community Reflection** – a recap of what surfaced, with direct feedback from community members — especially entrepreneurs — on what resonated and what stood out.

## Closing

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May has been a particularly active month, with strong momentum across the redevelopment, manufacturing, agriculture, tourism, and brownfield-reuse pipelines. Several significant prospects — including the large industrial project, the multi-county dairy investment, the manufacturing firm proposing approximately 15 new jobs, and the tourism destination project — continue to advance through pre-development and will be reported on in greater detail in the months ahead.

Respectfully submitted for the Board's review.

**Corey R. Wiktor**  
Executive Director  
Cattaraugus County Industrial Development Agency

## Local coffee company expands its retail footprint



Tom Cullen, co-founder and CEO, RocketCup Coffee

ROCKETCUP COFFEE

By [Lian Bunny](#) – Reporter, Buffalo Business First

Apr 23, 2026

- RocketCup Coffee expanded from a single product to multiple revenue streams including two cafes, wholesale, and 17 college licenses.
- The company also secured a partnership with the Golisano Institute to operate a coffee shop staffed by business students.
- RocketCup products can now be found in 50 Tops Friendly Markets across Western New York.

A business venture that started four years ago selling bags of coffee beans has transformed into a company with multiple revenue streams.

Revitalized Coffee LLC, doing business as RocketCup Coffee, has expanded to two cafes, roastery tours, selling online across the country, wholesale, white-label gifting and securing 17 college trademarks to create blends for colleges.

The latest growth? Expanding into 50 different Tops Friendly Markets in Western New York and signing a partnership with the Golisano Institute, a business school opening in downtown Buffalo in 2026.

The company, headquartered at 18 North Main St. in Cattaraugus, has made revitalizing communities part of its mission.

“For us, since having a specific mission and having our values that each person on the team really embodies, it has given us the ability to see where it takes us,” said Tom Cullen, co-founder and CEO. “That’s the reason we’ve grown in the ways that we’ve grown.”

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*Why it matters: Local, growing businesses like RocketCup can have ripple effects across and outside of Western New York through economic development and brand awareness. These companies are partnering with other regional organizations and playing a role in revitalizing storefronts and communities.*

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RocketCup, founded in 2022, was born out of St. Bonaventure University’s SBU Entrepreneurship Center and began with focusing on the top 5% specialty coffee. That pillar has remained as the team opened in 2023 a café at a revitalized Cattaraugus site. Six months later, the business opened a second café at a revitalized space at 116 W. State St. in Olean.

With two cafes, Cullen said, they needed to bring their roasting in-house, so the company added a roastery in October 2024. That is also where RocketCup opened a speakeasy and does roastery tours, where visitors do coffee tastings and create their own coffee blends to take home.

That customization has opened up more doors for the business.

“What has happened is we have really attracted a lot of businesses who bring their teams out and do that, and then they create their own coffee blend,” Cullen said. “They give it out to their customers or their employees. It’s something unique.”



RocketCup Coffee focuses on the top 5% specialty coffee.

## ROCKETCUP COFFEE

Around the time the roastery opened, RocketCup also began working on its St. Bonaventure coffee blend and going through the licensing process. That launched in February 2025. Since then, that sector of the company has grown to 17 college licenses that are sold online, in campus bookstores and at regional retailers.

Cullen, who is also co-founder and director of the SBU Entrepreneurship Center and the Laine Business Accelerator, said the Golisano Institute and RocketCup are both focused on creating educational business opportunities. The partnership, the exact terms of which are still to be determined, made perfect sense.

RocketCup will be in charge of the coffee shop in the lobby of the Golisano Institute, which is slated to open in September at the former Buffalo News building. The business aims to have about 10 students managing the coffee shop, which will be open to the public, from the finances to hiring baristas.

“Why we’re really interested in doing it is to basically give them a feeling of what it’s like to actually run a business, and then hopefully that experience will help them in their entrepreneurial life,” Cullen said.

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*

[mhageney@economicrecoverycorps.org](mailto:mhageney@economicrecoverycorps.org) | (713)548-6818

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](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>

# Cattaraugus County lawmakers voice opposition to state forest leasing for clean energy



By KELLEN M. QUIGLEY Managing Editor April 24, 2026



*Elkdale State Forest in the Town of Little Valley.*

*Kellen M. Quigley*



LITTLE VALLEY — The Cattaraugus County Legislature Wednesday was a unified front in opposition to two proposed New York State bills that could allow renewable energy installations such as solar and wind infrastructure on state land.

All 15 lawmakers supported a resolution that urges both the state Legislature and Governor Kathy Hochul to oppose Senate Bill S4408 and Assembly Bill A10483 and advocate for a responsible siting of renewable energy projects through the continued protection of prime agricultural lands and reforestation areas as well as urge the state to prioritize marginal lands such as brownfields and rooftops in its siting processes.

“Let this act serve as our vehement opposition to the governor’s proposed utilization of state forest land and other properties for the promotion of their ridiculous, indefensible agenda,” Chairman M. Andrew Burr said.

The county’s resolution claims these new bills run counter to the state Legislature’s stated goals under the 2019 Climate Leadership and Community Protection Act. Furthermore, it says the State Department of Environmental Conservation is charged with the stewardship, sustainable forestry certification and maintenance of these areas with a mission to “conserve, improve and protect New York’s natural resources and environment and to prevent, abate and control water, land and air pollution in order to enhance the health, safety and welfare of the people of the state.”

Legislator Brenda Hanson of Delevan said the state’s reforestation lands were acquired and are protected for forestry, wildlife habitats, watershed protection and outdoor recreation, among others. She said they are trust assets held for future generations with a clearly defined purpose.

“Repurposing them now as a renewable energy infrastructure corridor would not be a minor policy adjustment,” she added. “It would be a fundamental breach of that trust.”

Hanson asserted that Albany’s interest in reforestation lands came about after resistance from communities over plans for industrial-scale energy developments on farmlands and near residential areas. That resistance, she said, should have prompted reflection and course correction by the state.

“Instead, it has prompted proposing relocation — moving the same industrial footprint onto public forest land where local voices are easier to override,” she continued. “That is not sound planning. That is an admission of failure.”

Hanson said that if an energy policy requires carving transmission corridors through public forests to compensate for unreliable generation, then the problem is not the lack of corridors but the policy itself.

“Public lands should not become a convenient workaround of the policy’s shortcomings,” she added. “They deserve to be managed with consistency, integrity and respect for their intended purposes.”

The county resolution also called the state’s use of protected public lands in the name of clean energy hypocritical, saying that the desecration of state reforestation lands to advance that agenda is at the expense of the environment the policy is meant to protect.

“I don’t think the vehemence of our objection to this idiocy could be more strongly stated,” Burr added.

# 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

New York

## **70% of New Yorkers fear that green energy mandates will make their 'unreasonable' electricity bills even more expensive: poll**

By Carl CampanileVaughn Golden,  
21 hours ago

A majority of New York State voters say their electricity bills are unreasonable — and nearly 70% fear controversial green energy mandates will send prices even higher, a new poll found.

The poll, conducted for The Business Council of New York State, found 80% worry their utility bills could become unaffordable within the next year.

Approximately 70% of New York State voters in a poll conducted by The Business Council of New York State said their electricity bills are too expensive and fear new green energy mandates will only increase prices that much more. Stephen Yang for NY Post

The state [climate change laws](#) set goals and deadlines to replace fossil fuel power sources with clean energy such as solar and wind, but critics call the timelines unrealistic and say the requirements are sending prices soaring.

When voters were prompted that more than \$20 of every \$100 of their bill goes to taxes and government-mandated policies rather than the energy itself, 53% said they understood rising costs are largely driven by factors outside a utility's control, according to the poll, which was obtained by The Post Tuesday.

Voters in the survey were asked, “Generally speaking, do you think your electricity bills are reasonable or unreasonable?”

Some 52% percent said their electric bills were somewhat or very unreasonable, while 44% said reasonable and the remaining 4% of respondents had no opinion.

Meanwhile, 40% of voters also said their gas bills were unreasonable.

State regulators in January [allowed Con Edison to hike electric bills](#) by 10.4% and inflate gas bill 15.8% – costing the average Big Apple resident an eye-watering \$600 more per year by 2028.

“New Yorkers struggling with the increasingly high cost of power want clarity, fairness, and accountability when it comes to their monthly energy bills,” Heather Mulligan, the Business Council’s president and CEO, said of the poll’s findings.

Nearly 80% of voters said their utility bills could be unaffordable by 2027. LightRocket via Getty Images

“They deserve nothing less – consumers should be able to clearly see and understand what they are paying for, including taxes and state mandates that quickly add up. This is not a partisan issue it’s about honesty in billing and policies that protect consumers and preserve reliability while the state pursues its climate goals.”

Voters were also asked, “Do you support or oppose New York re-examining the [Climate Leadership and Community Protection Act]’s goals and timelines to determine whether any timelines or requirements should be adjusted?”

In response, 69% of respondents said Albany should re-examine the law to relax the deadlines, while only 13% were opposed and 17% unsure.

They were also asked whether policymakers should keep the law's goals and timelines as written, keep the goals but adjust the timelines as needed or repeal the goals entirely.

Two-thirds — 65% of voters — said either the deadlines for compliance should be adjusted or delayed (45%) or repealed entirely (20%). Only 14% of respondents said they adhere to the goals with 21% unsure.

Gov. Hochul has negotiated with the state legislature to delay the deadline of the Climate Leadership and Community Protection Act to help New Yorkers avoid paying higher utility costs. Luiz C. Ribeiro for NY Post

Gov. [Kathy Hochul](#), a Democrat, seeking re-election to a second, four-year term, is negotiating with the legislature to push back the deadlines of the Climate Leadership and Community Protection Act to avoid socking New Yorkers with higher utility costs during the transition from fossil fuels to cleaner renewable energy.

The law requires New York to reduce carbon emissions by 40% by 2030 and by 85% by 2050.

Seventy percent of the state's electricity must come from renewable sources by 2030 and achieve net-zero emissions by 2040.

Hochul proposes pushing back some of the deadlines.

She also would change the accounting method determining the impact on carbon emissions by entities from a stricter 20-year period to 100 years, putting New York in line with other states.

During a press event on Tuesday, Hochul refused to commit to releasing a revised cost for gasoline and natural gas prices following her proposed delay of state climate targets.

“It will all be public when we know. We just don’t know right now,” she said.

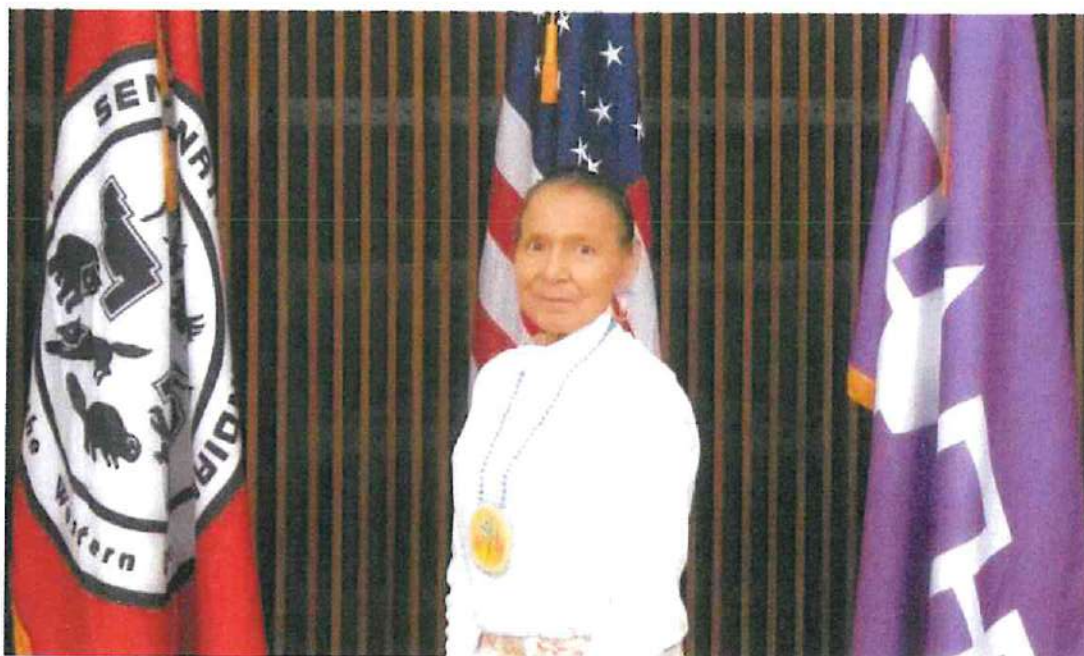
Hochul previously said gas could go up an additional \$2.30 by 2030 if changes aren’t made.

The data firm Tunnl conducted the Business Council survey online among 2,058 registered New York voters from March 11-15 . It has a margin of error of plus or minus 2.2 percentage points.

# 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**

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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](#) [Tisa Abrams](#)



Olean Times Herald



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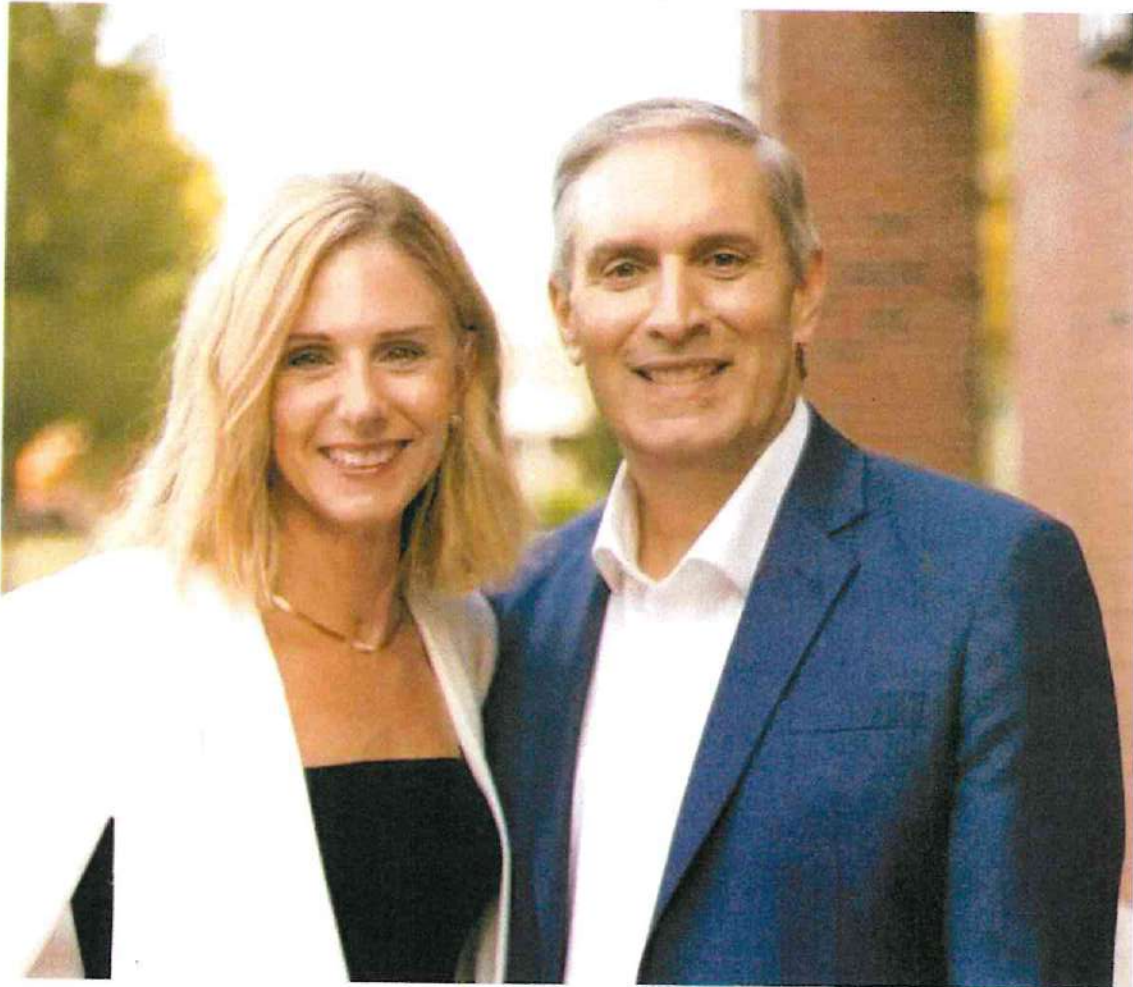
**LOCAL & SOCIAL**

Home / News

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



By JIM ECKSTROM [jeckstrom@oleantimesherald.com](mailto: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."



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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

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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 \$87.4 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.

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.

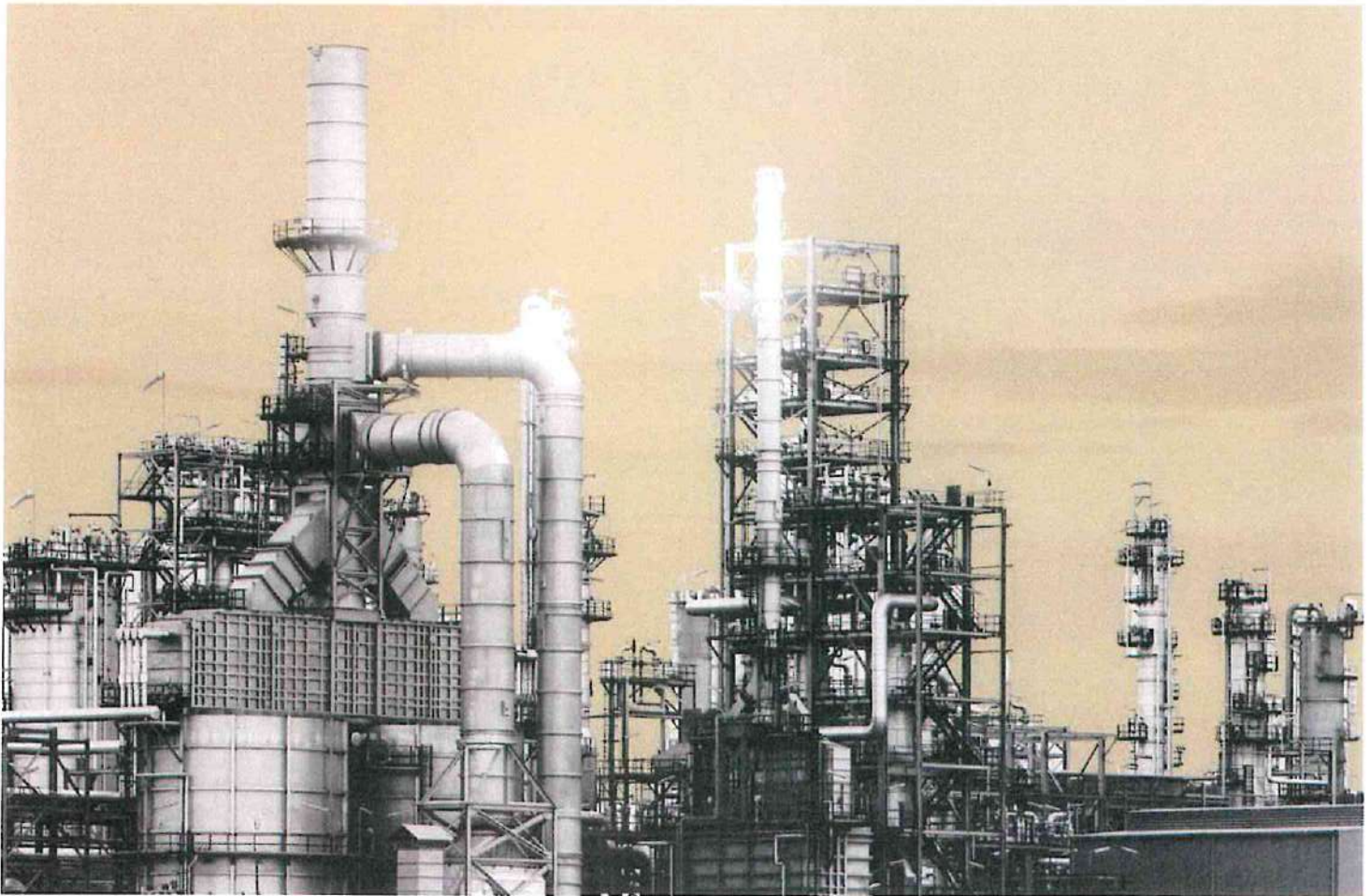
*Thomas C. Zambito covers energy, transportation and economic growth for the USA TODAY Network's New York State team. He's won dozens of state and national writing awards from the Associated Press, Investigative Reporters and Editors, the Deadline Club and others during a decades-long career that's included 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](mailto:tzambito@lohud.com)*

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

# Gas Industry Eyes Comeback as New York Weighs Climate Law Delays

Fossil fuel interests have enlisted prominent former elected officials to make the case that gas is here to stay.

COLIN KINNIBURGH · APRIL 10, 2026



The gas industry is supporting Governor Kathy Hochul's push to weaken New York's climate law. | Photo: Suradech14/Getty Images | Illustration: Leor Stylar

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**AFTER YEARS** of seeing their projects rejected in New York, pipeline and power plant companies are eyeing a comeback as the state weighs a slower transition away from fossil fuels.

They're not just watching from the sidelines. A national industry group, led by some of the country's largest pipeline builders and a slew of other gas interests, has recently entered the fray, tapping former state politicians to help advance Governor Kathy Hochul's "all of the above" energy strategy. Top of their agenda: pressing pause on the state's climate targets.

The group, a nonprofit called Natural Allies for a Clean Energy Future, represents some of the companies with the most to gain if Hochul's [proposed rollbacks](#) to the state's climate law go through. Speaking at a conference in late March, its New York chapter co-chair, former assemblymember and Bronx borough president Ruben Diaz Jr., gave a spirited defense of the governor's plan, calling it "responsible leadership."



# Hochul Unveils Eleventh-Hour Push to Defang New York's Climate Law

COLIN KINNIBURGH

“Yes, more renewables,” he said, “but yes also to modern efficient natural gas when needed to maintain stability. That is not retreating from climate action. That is governing with common sense.”

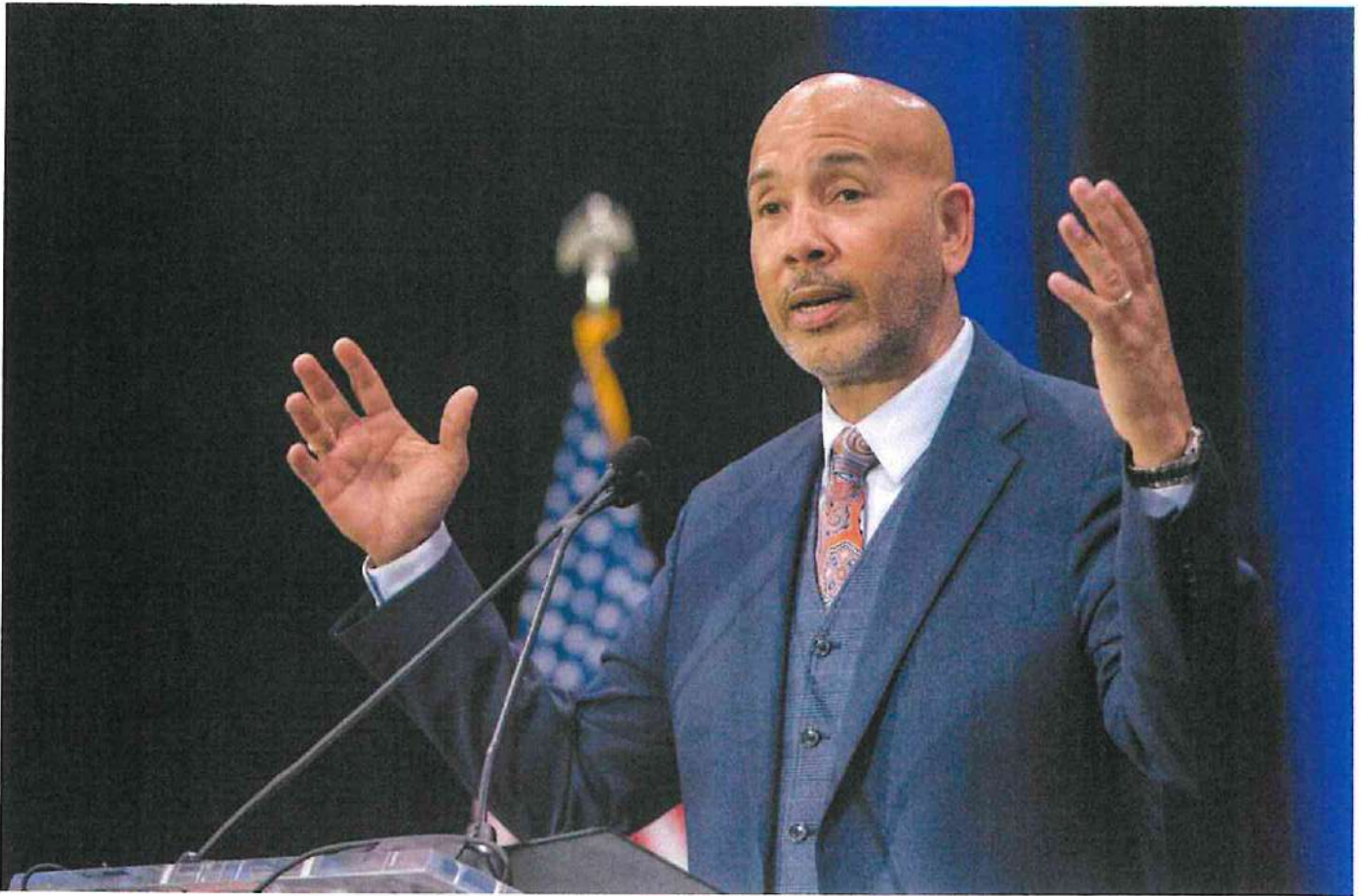
Diaz, a self-professed environmental justice champion, was delivering the keynote before the Independent Power Producers of New York, or IPPNY, a trade group representing power plant operators.

It was a new venue for Natural Allies. Formed in 2020, the group has recruited a roster of high-profile former elected officials to persuade Democrats, and especially Black and Latino voters, that gas is here to stay. In the past six months, it has carried that playbook into state-level advocacy, bringing on prominent spokespeople in New York, New Jersey, Pennsylvania, Virginia, and Wisconsin.

The group is entering New York politics at a pivotal moment. Energy demand is growing, but President Donald Trump's administration is pulling support for renewables and waging war on offshore wind, a central pillar of New York's green transition. State energy regulators are considering a proposal from business groups to pause efforts to achieve a zero-emissions grid. And the governor is fighting a court order over violations of the state climate law.

The fight has come to a head in state budget talks, which are now in overtime as the governor, Assembly, and Senate wrangle over Hochul's proposed rollbacks of New York's emissions mandates and other policy sticking points. Despite support from some upstate Democrats, Hochul has admitted that she's facing an uphill battle with the legislature.

Natural Allies brings national heft to the state fight, with the help of familiar faces from New York's political scene. The group announced Diaz and former Lieutenant Governor Robert Duffy as its state co-chairs last fall, and they quickly began making the rounds in policy circles and among clergy groups. Diaz's efforts focused on communities of color downstate.



Ruben Diaz Jr. speaks at the Independent Power Producers of New York conference on March 24, 2026. | Tim Raab/IPPNY

Duffy, who directs the Greater Rochester Chamber of Commerce, leads the group's upstate outreach. He said the gas group's priorities mesh with those of many businesses in the region, who he said could be forced out of New York if the state keeps its current climate deadlines.

"It just defies logic that this is even controversial," he said.

Natural Allies says it doesn't lobby in New York, but it treads a fine line.

At the March conference, Diaz mentioned meeting beforehand with a state senator and said he was helping to build "a coalition so that we can give the governor the backing that she needs, so that we can convince many of the legislators" to change the climate law. The previous month, according to the group's [social media](#), he joined the annual conference of the New York State Association of Black, Puerto Rican, Hispanic, and Asian Legislators.

Natural Allies' website hosts a ["Take Action"](#) page directed at state energy regulators. In late March, the group tagged state Senate Majority Leader Andrea Stewart-Cousins in a [social media post](#) warning of massive energy cost hikes on families "if [climate law] adjustments aren't made."

Michael McKeon, spokesperson for Natural Allies, denied that any of the group's efforts amounted to lobbying. (McKeon is a partner at the consultancy and lobbying shop Actum, where Diaz is co-chair.)

"We have never had legislative meetings or met with the [governor's office] to discuss legislation at all," he wrote in an email. "We can and do try to educate folks about our view on issues." Asked about the "Take Action" page on the group's website, with a form letter pushing the Public Service Commission to hold hearings on the state's clean grid mandate, McKeon said it was active for only 10 days in March and "falls outside of lobbying rules."

Diaz, who runs his own lobbying firm in addition to working for Actum, said he would "know better" than to lobby without disclosing it.

"It's a consulting gig," Diaz said of his work with the group. "I'm just there to help educate the community."

Natural Allies declined to say how much it was paying its state chairs. The group's latest published tax filings, and prior reporting by the online outlet Heated, show that it paid LLCs linked to some of its national co-chairs, including several former congressmembers, more than \$200,000 a year in 2024. The group reported more than \$8 million in revenue that year and \$10 million in the bank.

Then, Trump took office. Since then, the five publicly traded gas and energy infrastructure companies that top Natural Allies' membership list have seen their stocks soar above the S&P 500. With surging energy demand all over headlines and renewables on the defensive, the gas industry is having a moment.

**NEW YORK MAY SERVE** as a test of how far the fossil fuel resurgence will go. Just a few years ago, the state had all but ruled out new fossil fuel infrastructure. Between 2020 and 2022, state environmental regulators rejected every major gas project that came before them, citing, among others, the climate law.

Last year, things began to shift. The clearest sign was Hochul's green light, in November, for a major gas pipeline into the New York City area, which the state had rejected three times before. Soon after, Hochul's administration finalized a new energy plan that envisions "repowering" — or rebuilding — some New York City fossil fuel plants as late as the mid-2030s in order to plug a hole in the state's energy mix that was supposed to be filled by offshore wind.

Hochul spokesperson Ken Lovett said the pivot was a necessary response to Trump's attacks on renewables, and that while the governor is "laser focused" on building clean energy, she won't rule out any option to "help keep the lights and heat on and costs down."



## **What's Behind the Escalating Fight Over New York's Climate Law?**

COLIN KINNIBURGH

“Governor Hochul has been clear: we are not going to risk the reliability of the grid,” he said.

For some in the industry, the governor’s “all of the above” energy strategy doesn’t go far enough. “It’s a nice talking point,” said Gavin Donohue, president of the IPPNY trade group. “But we need to back it up with policy changes.”

Power plant operators are less focused on the climate law’s topline emissions targets, which Hochul is seeking to change through the budget, than a separate provision requiring a zero-emissions grid by 2040.

“Under the current law, my company and [others like it] are expected to essentially go away by 2040,” said Matthew Schwall, senior director of regulatory affairs at Alpha Generation, at IPPNY’s conference in late March.

Schwall’s company owns some of the aging, embattled “peaker” plants that get fired up when demand on the grid spikes. The company recently proposed new units at two of its Brooklyn plants,

but Schwall said they faced tough odds getting built unless the state reconsiders its clean grid mandate.

The cost to build a new gas plant has doubled or tripled since 2020, depending on where in the country it's built, an executive from the turbine manufacturer GE Vernova said at the conference. And given backlogs in supply chains and construction timelines, it would likely take until at least the early 2030s for any new gas plants to get up and running.

"I don't know how to attract financing for a project when the law says your project cannot run by 2040," Schwall said.



From left, Bryan Sixberry of GE Vernova and Matthew Schwall of Alpha Generation at the Independent Power Producers of New York conference on March 24, 2026. | Tim Raab/IPPNY

Hochul's administration doesn't need to change the climate law to put that mandate on hold. Regulators are already allowed to do so if they find that meeting the target will compromise grid reliability — and the business group petition pending before the state Public Service Commission asks them to do just that.

Though distinct, the fight at the commission and the one in the legislature are hard to fully separate, with many of the same groups on the front lines of both.

Yvonne Hennessey, who leads the environmental practice at the law firm Barclay Damon and has represented oil and gas clients in major permitting fights, said she has seen renewed industry interest over the last six months in building new gas plants. She said Hochul's recent moves have been encouraging, but that investors are still waiting for a clearer signal that they're welcome in New York. Major changes to the state's climate targets would provide it.

Climate advocates say there couldn't be a worse time to turn back toward fossil fuels. Raya Salter, founder of the Energy Justice Law and Policy Center and a member of the state's Climate Action Council, called the industry's recent advocacy a "cynical ploy."

"The entire world is aflame because we won't quit fossil fuels," she said, pointing to Trump's war in the Middle East and the fallout on energy prices. "The fact that we are doubling down on fossil fuel infrastructure because of the fossil fuel lobby, instead of doubling down on renewables, is actually insane."

While experts expect the energy shock to accelerate the transition to renewables in many fossil fuel-importing economies, Hennessey sees it as an opportunity for New York to reconsider fracking, which it banned in 2014.

"We could very well have our own source of fossil fuel in the state of New York," she said. (Hochul has so far rejected the idea of new gas drilling within state lines.)

Downstate, Diaz is pitching new gas plants as an environmental justice measure, which will allow the dirtiest old facilities to be retired.

He acknowledged that he himself long doubted those kinds of promises. In the late 1990s, he recalled, the state promised that a fleet of new downstate gas plants would be cleaner than the old. The problem, Diaz said, was that the old ones stayed on too — and many are still there, almost 30 years later.

What makes him think this time will be different?

"That we have Kathy Hochul," he said. 🙄