

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**Tuesday, July 27, 2021  
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. Joseph Snyder  
Mr. Brent Driscoll  
Mr. Michael Wimer  
Mr. John Stahley  
Ms. Ginger Schroder

**Excused:**

**CCIDA Staff/Counsel:**

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

**Presenters/Guests:**

Mr. Matt Wilkinson – *Great Lake Cheese Company*  
Mr. Kurt Epprecht – *Great Lakes Cheese Company*  
Mr. John Jennings – *Great Lakes Cheese Company*  
Mr. Tom Epprecht – *Great Lakes Cheese Company*  
Mr. Mike Brisky – *Catt. County Legislature*

Ms. Crystal Abers – Catt. County Economic Development Planning & Tourism  
Mr. Greg Sehr – *Consultant, Great Lakes Cheese Project*  
Mr. Mark Heberling - *Deputy Town Supervisor – Town of Farmersville*  
Mr. Rick Miller – *Olean Times Herald*

Chairman, Thomas Buffamante called the meeting to order at 11:16 a.m.

A roll call of the Board of Directors of the CCIDA was taken with all Board Members present.

A Motion was made by Brent Driscoll, seconded by Mike Wimer to accept the minutes from the June 8, 2021 and June 24, 2011 CCIDA Board Meetings as presented.

New on the Agenda, Mr. Wiktor introduced and welcomed Mr. Kurt Epprecht and Mr. Tom Epprecht family members/owners of Great Lakes Cheese Company along with Mr. Matt Wilkinson and Mr. John Jennings also of the Great Lakes Cheese Company team. All Board Members, representatives from Cattaraugus County Legislature and Economic Development, Planning & Tourism, Town of Farmersville Deputy Town Supervisor, Mr. Mark Heberling, and the legal counsel Harris Beach. introduced themselves and offered their support of this great project being proposed for Cattaraugus County. Everyone welcomed Great Lakes Cheese Company and offered their assistance in any way possible to bring this project to Cattaraugus County. The Towns of Franklinville and Farmersville also stated that they were ready to assist this project where needed.

#### **\*New Applications/Projects\***

#### **Great Lake Cheese Company:**

-The proposed project is in regards to the possible construction of a 480,000 sq. ft. factory on over 200 acres of land located on Route 16 in the Towns of Franklinville and Farmersville, NY.

The IDA and its partners are coordinating efforts to help find a suitable site and location for Great Lakes Cheese Co., to build their new state-of-the-art manufacturing facility that would preserve 229 jobs and would allow for an additional hiring of upwards of 200 new employees. The IDA, County, State, and its partners are doing all we can to help Great Lakes Cheese Co., stay in the area and grow. This project would be an economic boom for the Southern Tier Region and the Dairy Industry as a whole.

**Total Project cost/investment of: \$505,000,000 (+-).**

#### **Resolution:**

**A Motion** was made by James Snyder seconded by Michael Wimer, **RESOLUTION (i) ACCEPTING THE APPLICATION OF GREAT LAKES CHEESE CO. INC., (“GREAT LAKES”) AND SCHWAB LAND HOLDINGS, LLC (“SCHWAB” AND TOGETHER WITH GREAT LAKES, THE “COMPANY”) WITH RESPECT TO A CERTAIN PROJECT (AS MORE FULLY DESCRIBED BELOW), (ii) DESCRIBING THE FORMS OF FINANCIAL ASSISTANCE BEING COMTEMPLATED BY THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY WITH RESPECT TO SUCH PROJECT AND (iii) AUTHORIZING A PUBLIC HEARING WITH RESPECT TO SUCH PROJECT.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer, Mr. Snyder, Mr. Higgins and Mr. Stahley voted yes. **Motion Carried**

#### **TimberHut Cabin Company:**

-The CCIDA received an application from TimberHut for a new business in Great Valley, NY located in the former O’Laughlin Car Dealership building that has been vacant for several years. This business will be building small houses/cabins at the new manufacturing facility. TimberHut is looking to employ up to 15 employees. Corey handed out brochures in regards to the project and product information on TimberHut.  
-Total Project cost/investment of: \$250,000(+/-)

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

**(#1.) Nipperland Properties, LLC:**

The IDA Public Hearing was held on June 17<sup>th</sup> at 9:00 a.m. The City of Olean Planning Board recently approved the project for expansion in the City of Olean & the SEQR. The IDA is looking to formally approve this project to allow construction to start ASAP.

**-Total Project cost/investment of: \$1,500,000 (+/-).**

**Resolution:**

A Motion was made by James Snyder seconded by Ginger Schroder, **RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF NIPPERLAND PROPERTIES, LLC AND NES BEARINGS CO., INC., AND/OR INDIVIDUAL (S) OR AFFILIATES(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) MAKING A DETERMINATION PURSUANT TO THE STATE ENVIRONMENTAL QUALITY REVIEW ACT; (iv) APPOINTING THE COMPANY, OR ITS DESIGNEE, AS ITS AGENT TO UNDERTAKE THE PROJECT; (v) 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 (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS. A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer, Mr. Snyder, Mr. Higgins and Mr. Stahley voted yes. **Motion Carried****

**(#2.) Walsh Huskies, LLC:**

Mike Bysiek partner of the Walsh Huskies, LLC project has submitted an application for the purchase and renovation of the former “Kelly House Lodge” in Ellicottville, NY. Two (2) local buyers will be purchasing the Lodge and rental home that is part of the campus to renovate and update the 6,000 sq. ft. lodge – 16 units along with the 2,800 sq. ft. rental home and the 800 sq. ft. outbuilding for short term lodging to compliment tourism amenities in the Village and Town of Ellicottville.

**-Total Project cost/investment of: \$660,000 (+-).**

**Resolution:**

A Motion was made by James Snyder seconded by Ginger Schroder, **RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF SOUTHRN TIER PET URGENCY PROFESSIONALS DBA ST. PUP PET URGENT CARE, , AND/OR INDIVIDUAL (S) OR AFFILIATES(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, (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer, Mr. Snyder, Mr. Higgins and Mr. Stahley voted yes. **Motion Carried**

**(#3.) St. Pup – Pet Urgent Care:**

St. Pup Pet Urgent Care/Southern Tier Pet Urgency Professionals has submitted an application for the opening of a Pet Urgent Care facility in Olean, NY. Katie Gies, DVM has recently moved to Olean with her family and will be renovating roughly 3,600 sq. t. from Park Centre Development to open the only Urgent Care Pet facility in the Southern Tier. This project is desperately needed within the County

**-Total Project cost/investment of: \$500,000 (+-).**

**Resolution:**

A Motion was made by James Snyder seconded by Ginger Schroder, **RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY: (i) ACCEPTING THE APPLICATION OF WALSH HUSKIES, LLC , AND/OR INDIVIDUAL (S) OR AFFILIATES(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 (vi) AUTHORIZING THE NEGOTIATION AND EXECUTION OF A LEASE AGREEMENT, LEASEBACK AGREEMENT, A PAYMENT-IN-LIEU-OF-TAX AGREEMENT, AN AGENT AND FINANCIAL ASSISTANCE PROJECT AGREEMENT, AND RELATED DOCUMENTS.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer, Mr. Snyder, Mr. Higgins and Mr. Stahley voted yes. **Motion Carried**

#### **(#4.) Resolution to Engage Hopkins Sorgi:**

A Motion was made by James Snyder, seconded by Joseph Higgins; **RESOLUTION OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY (THE “AGENCY”) AUTHORIZING THE AGENCY TO RETAIN SPECIAL LEGAL COUNSEL RELATED TO UNDERTAKING AND FACILITATING THE SCHWAB LAND HOLDINGS, LLC AND GREAT LAKES CHEESE CO., INC. PROJECT.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Ms. Schroder, Mr. Wimer, Mr. Snyder, Mr. Higgins and Mr. Stahley voted yes. **Motion Carried**

#### **CCIDA Financial Reports:**

A Motion was made by Joseph Higgins, seconded by Brent Driscoll to accept the May 2021 and June 2021 financial reports as presented to the Board.

#### **-The CCIDA received the following income in the months of May & June:**

- **\$5,000.00** from Olean General Hospital for the IDA fee on a Bond Refinance
- **\$18,539.75** from *Allegany CSG, LLC* ¼ of fee of total \$74,163.00
- **NOTE:** The CCIDA received **\$22,279.00** from Win Sum Ski Corp. for their closing in July 2021, which will be on the July 2021 Statements.

#### **-Asset Account Statements of the Agency:**

The Agency is also working on closing documents relating to twelve (12) active projects at this time. *These projects are projected to close in the Third Quarter of 2021; several of these projects are in “Final Document” stages.*

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

- ✓ Corey updated the Board on several key economic development projects that are being worked on.

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

- ✓ **2021 Annual Report:** *“Performance of Industrial Development Agencies in New York State”*. This report is prepared by the Office of the New York State Comptroller.
- ✓ **Article – City of Albany:** *“Value of industrial development”*. The combined value of industrial development agency projects in New York over the last decade has increased by nearly 50%, reaching \$109 billion in 2019, according to a new report released by Comptroller Tom DiNapoli.
- ✓ **Article–Camoin Associates:” Public Resources for Private Development: Evaluating the Need for Financial Assistance”**.
- ✓ **Article-Material Handling and Logistics:” Industrial Real Estate Demand Rising”**. E-commerce boom drives need for 330 million square feet of extra space.

- ✓ **Article-Site Selection Magazine:** “Which Way for Rural America”? Site selectin identifies top performers and digs down on their success.
- ✓ **Hampton Inn & Suites:** “Ribbon Cutting Ceremony Marks Official Opening of Hampton Inn & Suites in Olean, New York”. Hampton Inn & Suites, located off I-86 at the Olean Gateway site along Buffalo Street, will officially open its doors with a ribbon cutting ceremony on Thursday, June 24, 2021. Developed, owned and operated by Hart Hotels Inc. and The Krog Group, the project was made possible through a variety of development incentives through the New York Brownfield Cleanup Program, CCIDA, and the New York State Office of Community Renewal.
- ✓ **Presentation to Leadership Cattaraugus Speak Series:** Corey was asked to be the July Speaker at the monthly series on July 20<sup>th</sup> from 9:00 AM to 10:30.
- ✓ **Billings Sheet Metal & Fabrication Services:** “Monthly Market Bulletin” Monthly Market Bulletin for June 2021.
- ✓ **NY Senate News Room Press Release:** Hinchey/Barrett bill establishes tax credit to help repurpose New York’s dilapidated agricultural architecture and inspire new era of economic growth.
- ✓ **Workforce Development Board:** Cattaraugus-Allegany Workforce Development Board held its Board Meeting on Friday, June 18, 2021 via Zoom.

**Adjournment:**

A **Motion** was made by Brent Driscoll seconded by Michael Wimer to adjourn the meeting at 12:00 noon All in Favor – **Motion Carried.**

**Next CCIDA Board of Directors Meeting: Wednesday, September 15, 2021 at 9:00 a.m. at the CCIDA Offices, 9 E. Washington Street, Ellicottville, NY, and also available via Zoom.**