

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

**Tuesday, September 10, 2019
CCIDA Offices
Ellicottville, New York
11:15 a.m.**

Roll Call: -Taken-

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Joseph Higgins
Mr. Brent Driscoll
Mr. James Snyder
Mr. Vergilio Giardini
Mr. John Stahley

Excused: (*Work related*)

Mr. Michael Wimer

CCIDA Staff/Counsel:

Mr. Corey R. Wiktor, Executive Director CCIDA

Mr. George Cregg, Jr. - Legal Counsel, Hodgson Russ

Presenters/Guests:

Mr. Ed Youmans – *General Manager, HoliMont Inc.*

Ms. Sue Quattrone – *CFO, HoliMont, Inc.*

Mr. John Thomas – *The Villager, Newspaper*

Mr. Rick Miller – *Olean Times Herald*

Chairman, Thomas Buffamante called the meeting to order at 11:15 a.m.

A roll call of the Board of Directors of the CCIDA was taken Mr. Buffamante, Mr. Driscoll, Mr. Higgins, Mr. Snyder, Mr. Giardini and Mr. Stahley were Present. Mr. Wimer was excused for business/work related meetings.

APPROVAL OF MINUTES:

A Motion was made by Brent Driscoll with a second by Joe Snyder to accept the July 30, 2019 CCIDA Board Meeting Minutes as submitted with changes made. **Motion Carried**

New Application/Project

HoliMont, Inc.:

Mr. Wiktor introduced Mr. Youmans, General Manager of HoliMont Inc. and also HoliMont's Chief Financial Officer, Sue Quattrone to present their proposed application to the CCIDA. HoliMont, Inc. has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider their application for the construction and installation of various items to the Resort that include the following: Upgrades/machinery for the 2019-2020 Ski Season, Fan Gun Tower Replacement/upgrade snow making. A new Groomer & replacement drive, widening of ski runs. HoliMont Inc. also plans to return the Resort back to the "Grid" from the on-site power facility, New Point of Sale System, Construction of a 20x40 building for the power plant to reconnect to the Grid, General slope work. The resort also plans on purchasing two (2) vans/shuttle buses for transportation purposes. HoliMont Inc. is seeking NYS Sales Tax Abatement only in regards to this project. **Total project cost/investment of: \$948,000 (+,-).**

Sue Quattrone stated that the biggest project that they are undertaking this year is the return to the grid and using the co-generation plant as a back-up supply. Various other minor projects in regards to the yearly continued upgrades to the resort.

Mr. Youmans explained to the CCIDA Board the cost of continuing on with the co-generation plant and how the decision was made to go back on the grid in regards to the electrical service for HoliMont Inc. Several factors were examined prior to the decision being made to go back on the grid. Mr. Youmans explained that the co-generation plant was not able to sustain the snow making requirements on a consistent basis. This grid project should be up running and ready to make snow this ski season.

HoliMont is seeking only NYS Sales Tax abatement with respect to the proposed projects/investments listed above.

RESOLUTION:

A Motion was made by James Snyder, Jr., seconded by Brent Driscoll, **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF HOLIMONT, ING.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Mr. Higgins, Mr. Snyder, Mr. Giardini, and Mr. Stahley voted yes. Mr. Wimer was excused for business/work related meetings. **Motion Carried**

(Mr. Buffamante did note that his firm does business with HoliMont Inc .but they have no financial interest or direct involvement in this proposed project.)

RESOLUTION:

A Motion was made by Joseph Higgins, seconded by Brent Driscoll, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF HOLIMONT, INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Mr. Higgins, Mr. Snyder, Mr. Giardini, and Mr. Stahley voted yes. Mr. Wimer was excused for business/work related meetings. **Motion Carried** *(Mr. Buffamante did note that his firm does business with HoliMont Inc. but they have no financial interest or direct involvement in this proposed project.)*

-FINANCIAL REPORT:

-August Income was \$6,166.00 from Win Sum Ski Corp. Sales Tax letters for the 2019 Project.

-Borrego Solar Project – Portville Solar Project is in the closing stages as they have been trading documents in regards to their 2019 Solar Project. We hope to have them closed within the 4th Quarter of 2019.

The Ashford Solar Project – BQ Energy was planning to start this year however, they have found that there is a little more wetland than previous thought so this has pushed their construction season back in regards to this project. They are now currently looking at starting construction March/April 2020 and be operational by July 2020.

Mr. Wiktor stated that we are currently working on documents for the closing of two (2) projects. He also anticipates two and maybe three new applications before the end of the year. One of the new applications will be for Phase II of Field of Dreams starting in March of 2020 approximate \$4,000,000.00 additional investment in Phase II. We have also been working with Four Mile Brewing in Olean in regards to an expansion project in the amount of \$400,000 - \$450,000 which would include new equipment and additional bottling line. Mr. Wiktor is also working with a new client for an adaptive reuse project on N. Union Street in Olean, NY.

Mr. Driscoll had a question in regards to the overage in the budgeted property taxes for the IDA office. Mr. Wiktor explained that when the IDA leased the office in 2012, the Agency was responsible for taxes and any applicable special district taxes. We applied and were granted real property tax exemption since we are a Public Benefit Corporation in the State of New York, which allows us to be exempted from Real Property Taxes. However, it was noted that the Agency was unaware of the special district taxes once the exemption was put in place. Recently Ellicott Development did an internal audit and realized that the CCIDA was responsible for special district taxes. They brought this to our attention, and the IDA paid Ellicott Development back the amounts that had been previously billed and paid by the landlord to the impacted taxing jurisdictions, hence the reason for the overage on that line item. Going forward, the special district tax bills will not be send to the IDA and paid by us directly.

A Motion was made by James Snyder, seconded by Brent Driscoll to approve the Financial Report for **July & August 2019** as prepared. A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Mr. Higgins, Mr. Snyder Mr. Giardini, and Mr. Stahley voted yes. Mr. Wimer was excused for business/work related meetings. **Motion Carried**

SOLAR UPDATE:

Mr. Wiktor next gave an update on the Agency's dealings with various proposed solar projects within County. The Agency has been contacted in regards to an 18 and 17-megawatt solar project being contemplated in Great Valley, NY. Currently, The town of Great Valley, does not have the zoning or plans in place in regards to solar projects. The Agency will not proceed on this proposed project without the support from the town. In addition, we have also been contacted by two (2) different developers in regards to putting a solar projects within the County. As the Board is aware, the Agency has placed a moratorium on accepting solar project applications until research on the dollar amount required by the IDA's PILOT's has been further researched. .

Mr. Wiktor asked the Board for approval to request a case study be done in regards to the per kilowatt charge. The maximum funding for this case study not to exceed \$5,000.00. Mr. Wiktor stated that he knows someone from Invest Buffalo Niagara whom has done these types of case studies before. Mr. Wiktor would like to have them look at a 3, 5, and 15-megawatt example project and also is it a single user or community-based project for a specific period of 15/20/25 years. Mr. Buffamante also requested that the PILOT and Host Community Agreement be looked at as to how much is feasible/reasonable?

A Motion was made by James Snyder, seconded by Brent Driscoll to have an independent case study done in regards to Solar Projects within Cattaraugus County. The amount of the case study is not to exceed \$5,000.00. Corey will provide a copy of the proposal to the CCIDA Board prior to the contract being signed and to be included will be a list of items/questions to be covered in the case study. A Roll Call vote was taken, Mr. Buffamante, Mr. Driscoll, Mr. Higgins, Mr. Snyder, Mr. Giardini, and Mr. Stahley voted yes. Mr. Wimer was excused for business/work related meetings. **Motion Carried**

Further information to be forthcoming to approve any proposed changes to the IDA's Solar PILOT by our December Board meeting.

***Executive Directors Reports:**

-Internal (IDA Meetings/Discussions):

- ✓ Met with Peter Krog from Krog Development to discuss a few potential project sin Olean and Ellicottville.
- ✓ Met with John Rounds from Adventure Bound to discuss a few possible projects that he is considering with his Ellicottville Properties. John Rounds is looking at putting a coffee shop in one side of the building.
- ✓ Had a meeting with Joanne Campanga and Paul Leone to discuss WNY projects and economic development ideas.
- ✓ Met with Halley Kottwitz from Southern Tier West to discuss a few Cattaraugus County projects that are seeking loan funds from STEDO.
- ✓ Met with Mark Storch, Storch Development to discuss a possible client that he has who is looking for warehouse space in the region.

- ✓ Conference call with Northland Company regarding their call center project in Olean.
- ✓ Met with John Stahley to update him on the IDA as well as any updates from Siemen's.
- ✓ Attended the Cattaraugus County Economic Development Team Meetings.
- ✓ Met with a local developer who is looking at expanding his building in the Franklinville area.
- ✓ Met with a property owner in Ashford who has available space, will add to our website along with IBN's website.
- ✓ Presented at Leadership Cattaraugus for the Economic Development Day.
- ✓ NYSEDC Conference Call August meeting.
- ✓ Attended the Olean Business Development Corp. meeting.
- ✓ Have a meeting with Mayor Aiello to update Olean projects.
- ✓ Had a meeting with Earl Wells, PR Firm to discuss IDA initiatives and area marketing ideas.
- ✓ Conference call with Eagle 1 Photography regarding the IDA's updated pictures and recent projects.
- ✓ Met with Bill Heim from House of Steel regarding his project and update.
- ✓ Met with Tom Buffamante for an update meeting.
- ✓ Jim Fink from Business First tour and project updates.
- ✓ Met with Jon Rappe from a Solar Company who is considering developing a few solar projects in Cattaraugus County.
- ✓ Meeting with Eric Garvin from Community Bank to discuss Cattaraugus County companies and possible projects.
- ✓ Attending the September Workforce Investment Board Meeting.
- ✓ Meeting with Greg Sehr to discuss a possible project in Cattaraugus County.
- ✓ WRC Board meeting relating to a loan on project.
- ✓ Continued outreach with various companies in Cattaraugus County to discuss ways the IDA can assist their projects and investments.
- ✓ Met with a local brewer relating to a phase II of their project. More to follow.
- ✓ Met with a property owner on N. Main Street in Olean to discuss an Adaptive Reuse Project. More to follow on that as well.

- ✓ Mr. Wiktor discussed with the CCIDA Board the legislation that was passed with the requirement that all IDA's must live stream all Board Meetings and Public Hearings as of January 1, 2020. We have already purchased a smart television that will be mounted to the wall, a web-cam and also an I-Pad that will be used to stream our meetings. The IDA is also be required to post the live meetings on our website and keep them on for a period of five (5) years.

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

- ✓ **Invest Buffalo Niagara** – September 19th – A Plan for Tomorrow. Also, a networking event with Regional and National site selectors.
- ✓ **Olean Times Herald Article:** “*Cattaraugus County unemployment rate ticks up, down in Allegany County.*” The Cattaraugus County rate in July was reported at 4.6% up from 4.1% reported in June by the state Department of Labor. The rate was 4.7% in July 2018. Continued positive news!
- ✓ **Olean Times Herald Article:** “*First resident of Field of Dreams shares thoughts on her new home.*” *Very exciting project, they are now ready to start Phase II in the Spring.* **Submitting a new application at our October Meeting.**
- ✓ **Olean Times Herald Article:** “*Jamestown Community College launching three-year strategic plan to increase enrollment.*” Dr. DeMarte would like to recruit students who want to stay and who like the quality of life in Western New York.
- ✓ **Olean Times Herald Article:** “*Reed, Aiello tour Olean’s newest solar farm, Homeridae on Homer Street.*” Homeridae Solar Farm off Homer Street will generate \$90,000 a year in metering credits for the City of Olean over a 25-year period. Some further details relating to the three recently completed solar projects in the City of Olean.
- ✓ **New York State – Press Release:** “*Governor Cuomo signs legislation requiring industrial development agencies to live stream and post video recordings of all open meeting and public hearings.*” Governor Cuomo signed legislation requiring industrial development agencies to live stream in real-time and post video recordings of all open meetings and public hearings. The video recordings must be posted online within five business days of the meeting or hearing and remain available for at least five years.
- ✓ **Southern Tier West Regional Business Committee Meeting:** Meeting to be held at the Southern Tier West offices in Salamanca, New York on October 7, 2019 at 10:00 a.m.
- ✓ **Olean Job Fair:** Job fair held on August 8, 2019 from 11:00 a.m. – 1:00 p.m. very well attended with numerous job opportunities. Cattaraugus County has planned a job fair on October 18, 2019 relating to WILMA Event.
- ✓ **Area Development:** “*Understanding the Evolving Incentives Landscape.*” Key trends across the states indicate a continued effort to lure new businesses with incentives, but there’s a sustained focus on transparency and ensuring a return on investment for taxpayers.
- ✓ **Governing.com Article:** “*As Rural America Slips, Governors Look for Ways to Help.*” When it comes to generating jobs in the digital economy, “urban revitalization” ranks right up there with a strong educational system.

- ✓ **Times Union Article:** *“N.Y. now among top 10 states for job “reshoring.”* Data analysis by the Reshoring Initiative, a non-profit business advisory group that promotes returning offshored jobs to America, shows that from 2010 through 2018, New York came in at No. 8 in the nation with approximately 31, 500 jobs created through reshoring and foreign investment.
- ✓ **New York Law Journal Article:** *“New Legislation to Regulate Hemp, Extracts and CBD.”* If this bill is enacted it could significantly impact the burgeoning hemp industry in New York by adding new regulatory requirements.
- ✓ **Comptroller Report:** *“Farms Generate \$5.7B For New York.”* The report reviewed the economic impact of 33,400 farms in the state, which employed more than 55,000 workers in the studied year of 2017.
- ✓ **E-Mail Brad Gill:** IOGA of NY Brad Gill sharing his final thoughts. IOGA of NY is no longer.....
- ✓ **Olean Times Herald Article:** *“DEC again denies Northern Access Pipeline, NFG says FERC.”*
- ✓ **The Buffalo News Article:** *“A restored antique carousel is coming to this year’s Pumpkinville”* An antique merry-go-round that was recently restored in St. Louis will be the featured attraction at this year’s annual Pumpkinville in Great Valley according to Diane and Dan Pawlowski, who have operated the 200-acre grounds since 1996.
- ✓ **Governing.com Article:** *“This Bill Could Save Rural Governments Millions in Infrastructure Financing”* A proposal before Congress would expand a provision that gives small governments and districts access to cheaper financing.
- ✓ **City and State, NY Article:** *“Why the prevailing wage didn’t prevail.”* The big question is should construction workers get paid more for projects that get tax breaks?
- ✓ **Leadership Cattaraugus:** Economic Development Tourism Day was held on August 20, 2019. Very Successful day for all attendees, this is a great event held each year at Holiday Valley.

***Executive Session:**

A **Motion** was made by Joseph Higgins seconded by James Snyder to go into Executive Session to discuss a matter of property acquisition/disposition. All in Favor – **Motion Carried**

A **Motion** was made by Vergilio Giardini seconded by James Snyder to return from Executive Session and go back to the Regular meeting. All in Favor - **Motion Carried.**

Adjournment:

A **Motion** was made by James Snyder seconded by Joseph Higgins to adjourn the meeting at 1:15 p.m. All in Favor – **Motion Carried.**

*** Next CCIDA Board of Directors Meeting: Tuesday October 22, at 11:15 A.M. at the CCIDA Offices in Ellicottville, New York.**

****This will also be the Annual Tour/Dinner Meeting. Tour will be at Field of Dreams at 5:00 p.m. and the dinner will be at Grand Slam Grill starting at 6:30 p.m.***