

# ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT AGENCY

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## SANZO GT, LLC - PUBLIC HEARING 17 East Main Street, Cuba, New York April 29, 2015 – 10:00 AM

### PUBLIC HEARING MINUTES

Attending: Jack Wood, IDA Chairman  
Cathleen Whitfield, IDA CFO  
Kier Dirlam, County Planner  
Darlene Donahue, Olean Times Herald  
Doug Kettig, Sr., Cuba Joint Fire Dept.  
Cynthia Dutton, Cuba Patriot Newspaper  
Carol Donovan, Cuba Friendship Architecture  
Don Donovan, Cuba Friendship Architecture  
Dwight “Mike” Healy, Allegany County Legislator, District II  
Dave Decker, Allegany County Legislator, District II  
Diane Wilson, Village of Cuba

The Public Hearing was opened at 10:00 a.m.

Jack Wood, Chairman, gave an overview of the project application which is a manufacturing facility located at 20-24 Waters Street, Cuba, NY (former ACME building).

Chairman Wood opened the floor for comments, noting that all comments will be taken back to the ACIDA Board for review and vote, with a PILOT schedule to be established.

### COMMENTS

- Cynthia Dutton asked who the new manufacturer will be. Chairman Wood explained that it is the place of Mr. Sanzo to make that announcement and that all tenants in the building will benefit from the IDA incentives. She asked the cost of application, which was \$75,000.
- Mr. Kettig expressed concern over what type of manufacturing facility was going into the building that could possibly affect the fire district. He asked about the PILOT and how much taxes the village would lose and has any infrastructure been done? Chairman Wood encouraged him to speak directly with Mr. Sanzo and encourage him to meet with village officials, as he is open to that.
- Dave Decker inquired if all tenants would be staying, to which Chairman Wood responded, “yes, to the best of our knowledge.” Mr. Decker asked if there would only be one additional tenant. Chairman Wood responded the owner is looking to fill the 150,000 square foot facility.
- Don Donovan inquired as to the sewer and water and any anticipated problems. Chairman Wood responded there should be no problem, as the building was formerly housed by a manufacturing company. He advised the fire district to contact Mr. Sanzo directly.

- Diane Wilson commented that Mr. Sanzo has already met the the Cuba Village Department of Public Works to discuss water, etc.
- Legislator Healy commented that Mr. Sanzo is a longtime national business leader with experience in the arena. He sees this project as being greater than not going through. Chairman Wood responded that it is a positive business for their community, which attracts more small business.
- The question was raised if the IDA grants the business money. Chairman Wood responded, “No, the IDA grants a PILOT (Payment In Lieu of Taxes) and tax forgiveness on the project for a specific time-period.
- Diane Wilson explained the PILOT process and that the assessment does not change. The Village is not getting less in taxes.
- Legislator Decker expressed concern with having a bigger facility, noting that people are willing to travel an hour to work elsewhere. If we have bigger industry, they will travel here. He questioned the skilled workforce in Allegany County how many of the average students with high school diplomas, Associates Degrees and/or Bachelors Degrees are skilled.
- Darlene Donahue asked if this project has comparison with any other projects. Chairman Wood responded with Lufkin in Wellsville.
- Kier Dirlam explained the incentives with the former Empire Zone prior to 2011. Projects presented to the IDA were referred to the Empire Zone as their incentives were better for the company. Since the Empire Zone ended, it has opened the opportunity for the IDA to incur more projects to offer incentives to.
- Jack Wood commented the IDA works as an “underwriter” to new businesses with benefits if the project is viable. The IDA is qualitative.
- Cynthia Dutton inquired about Start-up New York and she was directed to ask Mr. Sanzo directly about that activity. Mr. Dirlam explained that New York State realized the Start-Up NY model doesn’t fit with rural areas and was geared more towards the cities. If a business can only get tax abatements through the IDA, then putting the IDA in the chain of title is a benefit for the business. Start-up New York is now allowing IDA projects to apply for the Start-up benefit as well.
- Concerned was expressed over the parking lot pothole at the project site and would it be addressed.

With no further comments, the Public Hearing was closed at 10:36 a.m.

Respectively submitted,

CATHLEEN L. WHITFIELD  
Acting Recording Secretary