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STATE OF NEW YORK
ALLEGANY COUNTY INDUSTRIAL DEVELOPMENT

FIRST PUBLIC HEARING PURSUANT TO SECTION 859-A OF
THE GENERAL MUNICIPAL LAW

In re:
CUBA BUSINESS PARK, LLC

HEARING DATE: November 10, 2025
LOCATION: Cuba Circulating Library
39 East Main Street
Cuba, New York

BEFORE: DR. CRAIG R. CLARK,
Executive Director of
Allegany County IDA
DANIELLE R. GREEN
Court Reporter

APPEARANCES:
ACIDA Assistant Director, Melissa Pingitore
Cuba Town Supervisor, Lee James
Cuba Town Board Member, John Enzinna

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2 DR. CLARK: Good evening. My name
3 is Craig Clark, and I'm the Executive
4 Director to Allegany County Industrial
5 Development Agency in connection with
6 the project which is the subject of this
7 public hearing which is the Cuba
8 Business Park, LLC, County Road 6,
9 Haskell Road, Cuba Cheese Plant and
10 south of the Cheese Plant in the town of
11 Cuba.

12 We are now at the community room at
13 Cuba Circulating Library downstairs.

14 Today I'm holding this public
15 hearing to allow citizens to make a
16 comment or statement for the record
17 relating to the involvement of the
18 Allegany County IDA with the following
19 project for the benefit of the Cuba
20 Business Park, LLC a New York limited
21 liability company.

22 The proposed project consists of
23 the following. The acquisition of
24 interest in approximately 17 parcels of
25 land containing in the aggregate of

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2 approximately 34 acres generally located
3 on County Road 6, Haskell Road, Cuba
4 Cheese Plant and south of Cheese Plant
5 in the town of Cuba, Allegany County,
6 New York together with four existing
7 buildings containing in the aggregate of
8 approximately 190,292 square feet of
9 space located thereon. The renovation
10 of the facility and acquisition therein
11 and thereof related fixtures, machinery,
12 equipment, and other tangible property.
13 The land, the facility, and the
14 equipment being collectively referred to
15 as the project.

16 All the foregoing owned and
17 operated by the company is a business
18 park containing various commercial
19 manufacturing and industrial tenants and
20 any other directly or indirectly-related
21 activities.

22 The granting of certain financial
23 assistance with respect to the foregoing
24 including potential exemptions from
25 certain sales and use taxes, property

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2 taxes, real estate transfer taxes, and
3 mortgage recording taxes, and the lease
4 or sale of the project facility to the
5 company or such other person as may be
6 designated by the company and agreed to
7 by the Agency.

8 I intend to provide general
9 information on the Agency's general
10 authority and public purpose to provide
11 assistance on this proposed project. I
12 will then open the comment period to
13 receive comments for all present who
14 wish to make a comment on either the
15 proposed project or the financial
16 assistance contemplated by the Agency
17 with respect to the proposed project.

18 However, before discussing the
19 general information and opening the
20 hearing for public comments, I would
21 like to describe some details regarding
22 the financial assistance as outlined in
23 the application.

24 The estimated value of sales tax
25 exemption will be \$42,500. The

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2 estimated value of property tax
3 exemption will be \$2,093,121.39 over the
4 10 years. The estimated value of
5 mortgage recording tax exemption will be
6 \$5,000.

7 The provisions of Chapter 1030 of
8 laws of 1969 of New York constituting
9 Title I of Article 18-A of the General
10 Municipal Law, Chapter 24 of the
11 consolidated laws of New York as
12 amended, and Chapter 99 of the 1973 laws
13 of the State of New York as amended and
14 codified in Section 906-a of said
15 General Municipal Law authorize the
16 Agency to promote, develop, encourage,
17 and assist in the acquiring,
18 constructing, reconstructing, improving,
19 maintaining, and equipping and
20 furnishing of manufacturing,
21 warehousing, research, commercial, and
22 industrial facilities among others.

23 Pursuant to Section 859-A of the
24 General Municipal Law of the State of
25 New York prior to the Agency providing

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2 any financial assistance of more than
3 \$100,000 to any project, the Agency,
4 among other things, must hold a public
5 hearing pursuant to Section 859-A of the
6 Act with respect to said project.

7 Since the proposed financial
8 assistance to be provided by the Agency
9 with respect to the proposed project may
10 exceed \$100,000, then prior to providing
11 any financial assistance of more than
12 \$100,000 to the proposed project, the
13 Agency must hold a public hearing on the
14 nature and location of the project
15 facility and the proposed financial
16 assistance to be provided by the Agency
17 with respect to the proposed project.

18 After consideration of the
19 application received by the company, the
20 members of the Agency adopted a
21 resolution on October 9th, 2025,
22 authorizing the executive director of
23 the Agency to conduct the public hearing
24 with respect to the proposed project
25 pursuant to Section 859-A of the Act.

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2 The executive director of the
3 Agency caused notice of the public
4 hearing to be mailed on October 27th,
5 2005, to the chief executive officer of
6 Allegany County, the Town of Cuba, and
7 the Cuba-Rushford Central School
8 District; and published on October 28th,
9 2025, in the *Olean Times Herald*, a
10 newspaper with general circulation
11 available to the residents of the town
12 of Cuba, Allegany County, New York.

13 In addition, the executive director
14 of the Agency caused notice of the
15 public hearing to be posted on
16 October 30th, 2025, on the Agency's
17 website and also on a public bulletin
18 board located at 15 Water Street in the
19 town of Cuba, Allegany County, New York,
20 and on their website.

21 Per the Act, the executive director
22 of the Agency also caused the public
23 hearing resolution to be mailed to the
24 affected taxing jurisdictions on
25 October 27th, 2025.

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2 Copies of the notice of the public
3 hearing are available on the table.

4 Unless there's an objection, I'm
5 going to suggest waiving the full
6 reading of the notice of this public
7 hearing and instead request the full
8 text of the notice of public hearing be
9 inserted into the record of this public
10 hearing. Okay.

11 The comments received today in the
12 public hearing will be presented to the
13 members of the Agency at the prior or to
14 the meeting of which the members of the
15 Agency will consider whether to approve
16 the undertaking of the proposed project
17 by the Agency and the granting of the
18 Agency any financial assistance in
19 excess of \$100,000 with respect to the
20 proposed project, which will be this
21 Thursday.

22 The notice of the public hearing
23 indicated that written comments would be
24 addressed to Craig R. Clark, executive
25 director of the Agency. No written

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2 comments have been received by the
3 Agency prior to this public hearing.

4 I will now open the public hearing
5 for public comment at, it says 7:20. Is
6 it 7:21?

7 MS. PINGITORE: 7:21.

8 DR. CLARK: Okay. 7:21. By the
9 way of operating rules, if you wish to
10 make a public comment, please raise your
11 hand and I will call on you, and please
12 wait to be recognized. Once recognized,
13 please stand and state your name and
14 address for the record.

15 Again, the purpose of this public
16 hearing is to solicit public comments.
17 We are not here to answer questions;
18 however, we will, in the course of the
19 public hearing, consider questions if we
20 have the information to answer the
21 questions.

22 I will now ask if there's anyone in
23 attendance who wishes to comment on
24 either the nature and location of the
25 project facility or proposed financial

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2 assistance being contemplated by the
3 Agency.

4 And again, for the record, let me
5 know who's making the comments. We will
6 stay open at least 15 minutes from when
7 we start just so you know.

8 Are there any questions?

9 MR. ENZINNA: Well, I guess from
10 when we talked about it, there's already
11 the -- these Cuba Business Park folks
12 already have someone lined up to move
13 in?

14 DR. CLARK: We've -- I've been with
15 them and we have talked to a --
16 manufacturers looking to potentially
17 take a path to space, yes. And if that
18 works out, they would actually move over
19 Christmas break type thing, you know,
20 over the winter. It's never guaranteed
21 until they sign, but we have one very
22 interested party, and we have some other
23 ones that are looking, but there's one
24 for sure.

25 Once the Wellsville Business Park

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folks took over, which is Friday, they will obviously work with us to make sure it's advertised as well. We couldn't advertise until it was actually transferred --

MR. ENZINNA: Sure.

DR. CLARK: -- so. But it's a good building. It's in good shape, so. I don't think we will have any trouble.

MS. PINGITORE: Do you have any indication of how many employees could potentially --

DR. CLARK: If they move in, it would start out with 20 growing to 40 for sure.

MS. PINGITORE: And do the owners of the business park, do they intend to bring in any portions of their own business?

DR. CLARK: They're still talking about bringing in, they do -- they may bring in some of their own business into the park as well. You've talked to them about that as well, yeah.

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MS. PINGITORE: Okay.

MR. ENZINNA: Well, I just got to say, I think it's great that something is happening with that as soon as it is.

DR. CLARK: Yeah.

MR. ENZINNA: I mean, I kind of expected it to kind of sit there vacant for a while.

DR. CLARK: Right. Well, I think they --

MS. PINGITORE: One owner is really a mover and a shaker and it's like --

DR. CLARK: Yeah, Joe is. Yeah.

MS. PINGITORE: He knows a lot of people. I mean, from what I gathered from talking to him.

DR. CLARK: Right. Yeah, we're excited. I think it was the right thing to do to process this to make sure that they've been -- done a good job in the Wellsville Business Park, and that's mostly full, it's not all long-term, but some of it is long-term and it's just about full, so.

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2 MR. ENZINNA: Well, anything is
3 better than nothing, even if it's all
4 short-term stuff that comes and goes.

5 DR. CLARK: Well, the goal is to
6 have both long and short-term, yeah.
7 And I think, location-wise, the Cuba
8 Business Park is actually in a better
9 location being just off I-86, so I don't
10 think we will have any trouble. They
11 already have a lot of people outreaching
12 and he hasn't even been able to
13 advertise yet.

14 MS. PINGITORE: That's good.

15 MR. ENZINNA: I didn't like the
16 lull of truck traffic in front of my
17 house, though. But I'm A-okay with that
18 going away if it means, you know --

19 MS. PINGITORE: Jobs.

20 MR. ENZINNA: Yeah. A better
21 economic boom for our area, yeah.

22 MS. PINGITORE: I can't say there's
23 the potential to have anything to do
24 with the tariffs that they're --

25 DR. CLARK: This particular one

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does not. Although some people --

MS. PINGITORE: Really?

DR. CLARK: -- have been reaching out to Joe. He's been reaching out to people from Canada. So that's a potential those companies would be tariff-based.

MS. PINGITORE: I'm sure.

DR. CLARK: Yeah. To avoid the tariffs.

MS. PINGITORE: So people can just send comments to you?

DR. CLARK: Yeah.

MS. PINGITORE: And people comment online?

DR. CLARK: Yeah, it's online.

MS. PINGITORE: Could they have comments come in?

DR. CLARK: Yes, comment to chat is open. In all the time I've done this, I've had one chat, but you never know.

MR. ENZINNA: Actually the one surprises me.

DR. CLARK: Yeah.

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THE COURT: So if there are no more questions or further comments, I will now close this public hearing at 7:36 p.m., and thank you for attending. I appreciate it.

(Hearing concluded.)

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2 CERTIFICATION:

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4 I hereby certify that the proceedings and
5 evidence are contained fully and accurately in the
6 notes taken by me on the above cause and that this
7 is a correct transcript of the same to the best of
8 my ability.

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13 DANIELLE R. GREEN
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