



## Southern Tier West Regional Planning & Development Board

*H. Kier Dirlam, Chairman*  
*Richard T. Zink, Executive Director*

### **RESOLUTION SUPPORTING THE GREAT LAKES CHEESE CO., INC. PROPOSED CHEESE MANUFACTURING PROJECT IN THE TOWNS OF AMITY AND ANGELICA, NEW YORK**

**WHEREAS**, the Allegany County Industrial Development Agency (the “Agency”) has received an application from Great Lakes Cheese Co., Inc., (the “Company”) for the grant of financial incentives, including acquisition of the subject property by eminent domain, for a new cheese manufacturing facility in the Towns of Amity and Angelica (the “Project”), and

**WHEREAS**, the location of the Project is situated on all or portions of land along County Route 20 (tax map numbers 158.-1-31, 158.-1-2.1, & 145.-1-5.1), and

**WHEREAS**, the grant of financial incentives and acquisition of property will be for the construction of a new 480,000 square-foot cheese manufacturing facility, including on-site packaging and distribution facilities, employee parking, access roads, and related utility infrastructure, including a 50,000 square-foot wastewater treatment plant, and

**WHEREAS**, only a portion of parcel number 158.-1-2.1 will be taken to minimize the loss of farm fields, the wastewater treatment plant will be placed partly in a flood zone, rather than on prime farmlands, and minimal disturbance of trees in the area is anticipated, and

**WHEREAS**, the Southern Tier West Regional Planning and Development Board recognizes that economic development is vital to the Angelica and Amity areas and all of Allegany County and have made economic development within the County a priority, and

**WHEREAS**, the Allegany County Master Plan has prioritized development of the Crossroads area (I-86, SR 19, CR 20) as the number one, immediate priority; and

**WHEREAS**, the Project presents a unique opportunity for Allegany County’s commitment towards increasing economic development and reducing blight in the hamlet of Belvidere and the Crossroads area. Specifically, the census tract that would host the project is an impoverished area, with families with incomes below the poverty level representing 19.9% of the population, compared to 11.7% for the County, families with related children of the householder under 18 years, 32.8% are below the poverty level, compared to 20.3% to the County, and for families with related children of the householder under 5 years only, 55.3% have incomes below the poverty level compared to 18.2% for the County. Further, the unemployment rate is almost twice the County average, at 8.5% compared to 4.9% for the County, all according to census data provided by Southern Tier West; and

**WHEREAS**, if Great Lakes Cheese, Co., Inc., is unable to build a new facility in Allegany County, it will be forced to leave the state eliminating 229 local manufacturing jobs, removing 2 million

pounds of daily milk demand from the local market, leading to the loss of dairy farms in the County, and negatively impacting the tax base and workforce in the region, and

**WHEREAS**, the County and region have recently lost significant numbers of manufacturing jobs, thus the retention of existing jobs, and availability of new manufacturing jobs, presents a significant potential benefit, and

**WHEREAS**, while the Project will remove land dedicated to growing crops, it will have minimal negative impact on agriculture because there are no farm operations or structures on the property, the alternative sites would impact agriculture in the same manner, the Project will support the ability of local farms to maintain current levels of dairy herds, and will be one of the largest food manufacturing operations supporting local farms in the area.

**RESOLVED:**

1. The Southern Tier West Regional Planning and Development Board supports the Great Lakes Cheese Project, and finds that the proposed project is crucial to the local agricultural community, that the project will have widespread benefit to the County and the region by preserving and expanding manufacturing employment, the Project is consistent with the comprehensive plans of the Towns of Amity and Angelica, as well as that of Allegany County, because the Project will support the local agriculture industry and local farms, while promoting economic development and the reduction of blight in the area by: (A) creating around 200 new jobs once the cheese manufacturing plant is completed and production increases, for an increased payroll of approximately \$9 million a year; (B) purchasing 2 million pounds of milk daily plus an additional 2 million pounds of milk daily after the manufacturing plant fully ramps up production, which will add 600 farm jobs to the agriculture community; (C) creating an average 240 new construction jobs over the duration of the project, peaking at around 480 mid-project, using local laborers; (D) the Company investing \$30 million in equity, as part of the total of \$505 million investment, in the community; and (E) local investment through indirect spending of employees and Great Lakes Cheese.

2. The Board further notes the widespread benefit from the construction phase of the project which, according to an analysis by the Invest Buffalo Niagara ("InBN"), will create a demand for \$58,071,813 worth of goods and services from the non-residential manufacturing structure construction supply chain. The spending from all the employees at the direct and indirect levels will then create a demand of \$90,887,112 worth of goods and services in the regional economy through consumer spending. In total, this construction project will create \$393,158,923 worth of goods and services in the eight county Buffalo Niagara region over the project lifecycle. Using the ImPLAN program, InBN estimates 2,075 direct FTEs would be required to complete this construction project. Another 320 FTEs are required to create the \$58,071,813 worth of indirect (supply chain) goods and services for the project. Lastly, the induced output of \$90,887,112 demands 619 FTEs. Therefore, the output demand of goods and services this construction project creates requires a total of 3,014 FTEs. For the 2,075 direct, 320 indirect, and 619 induced jobs the payroll is \$105,774,890, \$21,366,889, and \$29,142,253 respectively. The total payroll impact for the 3,014 FTEs creating \$393,158,923 worth of goods and services in Buffalo Niagara is \$156,284,032.

3. The Southern Tier West Regional Planning and Development Board calls upon the IDA and the Company to continue its efforts to acquire the property by negotiation to avoid eminent domain if possible, but confirms the acquisition would be in the public interest, and the benefits to the County and region far outweigh the benefits to any individual.

4. The Board recognizes that this project is before the IDA as a result of the current facilities reaching the end of their useful life in the Town of Cuba, and calls upon the IDA and the Company to work with representatives of the Cuba community, including municipal officials, to repurpose the facility and minimize economic harm to the Cuba community.

5. The granting of financial assistance to the Company will promote and maintain the job opportunities, general prosperity and economic welfare of the citizens of Allegany County, New York and the State of New York and improve their standard of living, and thereby serve a public purpose, therefore the Southern Tier West Regional Planning and Development Board supports the Agency undertaking all things necessary or appropriate for the accomplishment of the Project.

6. This resolution shall take effect immediately.

Moved by: \_\_\_Don Benson\_\_\_\_\_

Seconded by: Robert Keis

Adopted: March 18, 2021