

**Stakeholder Engagement Plan  
for  
Olean Steel Fabrication Plant  
Version [1.0]**

**Prepared pursuant to [contract number, date(TBD)]**

with

**New York State Energy Research and Development Authority  
Albany, NY**

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**Links to Project Information:** N/A

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## **1. Stakeholder Engagement Plan Summary**

### **1.1. Overall philosophy and principles**

Cimolai-HY recognizes that the surrounding demographics reflect a robust area workforce where Cimolai-HY plans to hire local residents. In addition, Cimolai-HY has already contacted and begun to partner with several local businesses in Cattaraugus County and the Olean area, including partnerships with local hardware stores, industrial supply centers for the use of air, gas, and welding consumables, recycling of scrap metals, procuring raw material supplies, trucking and logistics, machinery and equipment supplement, the use of local contractors for construction plans, renovations, and commissions, and lastly, the facilities maintenance for snow removal, landscaping, building maintenance, HVAC, and security services.

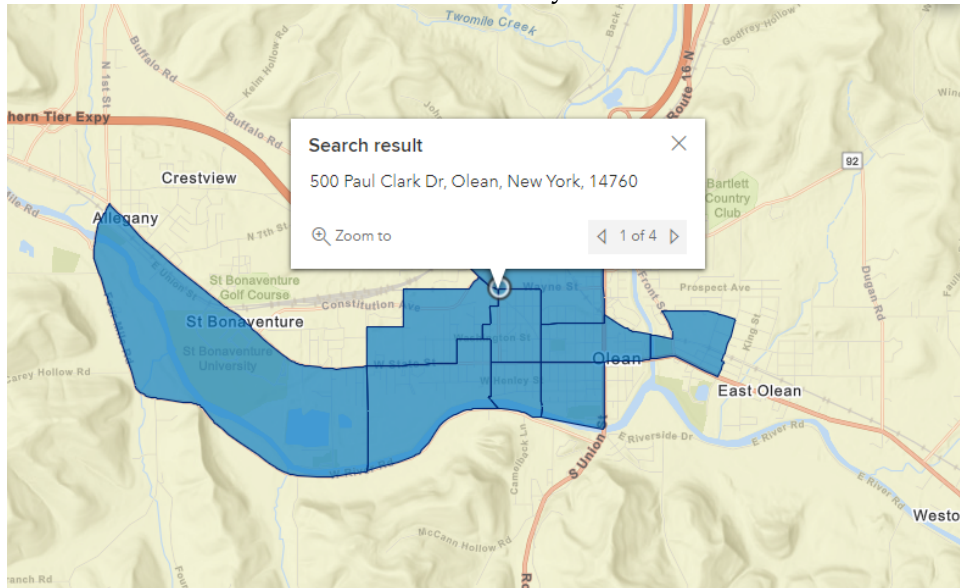
Additionally, Cimolai-HY has hired a local area resident, who has worked at the Facility for 16 years prior to Cimolai-HY acquisition, who will be in charge of production control and maintenance at the Facility and will be the Supply Chain Localization Contact. With this connection to the Olean Community, Cimolai-HY will be able to prioritize and ensure that diverse, local businesses will be engaged to support production at the Facility and expand the supply chain for the wind energy sector.

Lastly, Cimolai-HY will partner with local trade schools in order to provide on-the job training and retention of the employees from the communication. The employees at the Facility will receive competitive wages, a comprehensive health insurance benefits plan, 401k plans, and additional support for training and career growth. As the Facility grows there will be further employment opportunities that will appeal to the surrounding community.

### **1.2. Overall approach to incorporating data and stakeholder feedback**

As shown below in Figure 1, the surrounding community is located in a designated NYSERDA identified disadvantaged community. Cimolai-HY is committed to prioritizing the hiring of employees who are located within a designated Disadvantaged Community. Additionally, as shown in the Table 1 below, the 2021 poverty rate in Olean, New York is at approximately 23.5%, therefore an investment in this Facility is greatly needed for the area. The Facility will provide a form of stability and optimism in the economy and community. Cimolai-HY is committed to hire and partner with local workers within the Olean area, including the local Veteran population. Cimolai-HY is committed to work with stakeholders on the local economic development of the community and provide residents with workforce training opportunities particular those located in the Disadvantaged Community.

**Figure 1.** Map showing Facility in relation to a NYSERDA identified Disadvantaged Community.



**Table 1.** 2021 Census data for Olean, New York  
 (<https://data.census.gov/profile?g=1600000US3654716>)

2021 Population <b>13,786</b> <i>(1.0% 1-Year Decline)</i>	2021 Median Age <b>39</b>	2021 Veteran Population <b>878</b>
2021 Median Household Income <b>\$43,345</b>	2021 Employment Rate <b>55.6%</b>	2021 Poverty Rate <b>23.5%</b>

### 1.3. Existing guidance and best practices that will be followed

Cimolai-HY has hired a local area resident as the head of production control and maintenance at the Facility as well as the Supply Chain Localization main point of contact. With his 16 years of experience working at the Facility during the time period when the Facility was owned by Dresser-Rand and then subsequently owned by Siemens Energy. During his time at the Facility he has developed a familiarity with surrounding region and Olean community that will assist in developing local business partnerships and connections with organizations within the community. This direct connection will develop and evolve Cimolai-HY’s stakeholder engagement plan. Furthermore, Cimolai-HY will ensure local workforce, suppliers and community groups are engaged either directly or through established connections with the CCIDA, the County of Cattaraugus, Invest Buffalo Niagara, the City of Olean, Jamestown Community College, the Olean Chamber of Commerce, and other economic and business development stakeholders.

## 2. Stakeholder Identification and Stakeholder List

### 2.1. Overview and stakeholder identification objectives

Since Cimolai-HY acquired the Facility from Siemens Energy, Cimolai-HY has conducted outreach to more than 18 entities to begin development and commissioning of the Facility, which includes coordination with state and local agencies, other critical stakeholders, and local businesses. These entities include state and local agencies, and local businesses. Because of the devastating loss of jobs from the closing of the Siemens Energy facility in 2021, local stakeholders have demonstrated a keen interest and willingness to engage and coordinate with Cimolai-HY to ensure the re-opening of the Facility and availability of jobs to the local workforce. Cimolai-HY has also completed the New York SEQRA process, through its application for financial assistance from the CCIDA. As the lead agency for purposes of a coordinated review under SEQRA, the CCIDA coordinated with all interested and involved agencies, including NYSERDA, regarding the Project. As described below, the CCIDA recently completed the SEQRA process and issued a negative declaration regarding the Project.

The following Table 2 below is a list of key stakeholder groups and entities located in the region that Cimolai-HY has already begun to engage with regarding the redevelopment and operation of the Facility.

**Table 2.** List of key stakeholders groups and entities located in the region with whom Cimolai-HY has already conducted outreach and will continue to engage during Facility operations.

	Key Stakeholders	Engagement Activity
1	County of Cattaraugus Industrial Development Agency (“CCIDA”)	Applied and awarded financial assistance in the acquisition of the leasehold in the Site, acquisition and renovation of the Facility, and acquisition and improvement of the machinery, equipment, and other property. CCIDA was also the designated lead agency for the SEQRA review process. Cimolai-HY will continue to engage with the CCIDA as necessary throughout the benefits period.
2	New York State Department of Environmental Conservation (“NYDEC”)	Involved or interested agency for the SEQRA review process. Coordinated with the NYDEC to review the Project for potential environmental impacts and applicable permitting required to operate the Facility. Cimolai-HY will continue to engage with

		NYSDEC as necessary throughout the permitting process and the operation of the Facility.
3	Empire State Development Corporation (“ESD”)	Involved or interested agency for the SEQRA review process. Applied to and received acceptance from ESD to receive tax benefits in the form of the Excelsior Jobs Program. Cimolai-HY will continue to engage with ESD as necessary throughout the benefits period.
4	County of Cattaraugus (the “County”)	Involved or interested agency for the SEQRA review process. Cimolai-HY is also in the process of obtaining a forgivable loan to achieve certain job commitments over a period of time. Cimolai-HY will continue to engage with the County throughout loan period.
5	City of Olean	Involved or interested agency for the SEQRA review process. Cimolai-HY will continue to engage with the City as necessary for the operation of the Facility.
6	Cattaraugus County Planning Board	Involved or interested agency for the SEQRA review process. Cimolai-HY will continue to engage with the City as necessary for the operation of the Facility.
7	Cattaraugus County Public Works	Involved or interested agency for the SEQRA review process. Cimolai-HY will continue to engage with the City as necessary for the operation of the Facility.
8	New York State Department of Health	Involved or interested agency for the SEQRA review process. Cimolai-HY will continue to engage with the City as necessary for the operation of the Facility.
9	New York State Energy Research & Development Authority (“NYSERDA”)	Involved or interested agency for the SEQRA review process. Cimolai-HY is also in the process of submitting a SCIP seeking financial assistance to offset the needed renovation of the existing Facility and the significant capital costs required for the acquisition and commissioning of machinery and equipment. Cimolai-HY will continue to engage with NYSERDA as necessary throughout RFP process.
10	New York State Historic Preservation Office	Involved or interested agency for the SEQRA review process. Cimolai-HY will continue to engage with SHPO as necessary.

11	New York State Department of Transportation	Involved or interested agency for the SEQRA review process. Cimolai-HY will continue to engage with NYSDOT as necessary for the operation of the Facility.
12	New York Power Authority	Involved or interested agency for the SEQRA review process. Cimolai-HY will continue to engage with the NYPA as necessary for the operation of the Facility.
13	National Grid	The Facility will be powered by electricity from an existing 115V substation owned by National Grid. Cimolai-HY will to continue to coordinate with National Grid regarding the electrical and power needs of the Facility.
14	Allied Alarm Services, Inc (“Allied”)	Potential partnership with Allied for alarm monitoring of the Facility, access control and video security, and life safety systems. Allied is a local business in the Western NY region located in Chautauqua County. Cimolai-HY plans to continue communication with Allied to finalize agreements for services.
15	Mazza Mechanical Services, Inc. (“Mazza”)	Partnership with Mazza for HVAC maintenance services. Mazza is a local business in the Western NY region located in Erie County.
16	OSS Inc. (“OSS”)	Partnership with OSS for security guard personnel. OSS is a New York based business.
17	Giardini Brothers Construction (“Giardini”)	Partnership with Giardini for construction services of the Facility. Giardini is located in Olean, NY.
18	E&M Engineers and Surveyors (“E&M”)	Partnership with E&M for survey and engineering support and services. E&M is located in Bradford, PA which is approximately 25 miles from the Facility.

The table above is not an exhaustive list of all potential stakeholders. Cimolai-HY will continually support and engage with local businesses and diverse groups of organizations in the redevelopment and operation of the Facility.



## 2.2. Assigning team member in your organization as the primary relationship holder

Table 3 below provides a list of communication officers, their role, and name and contact information that will be provided to stakeholders to understand who should be called in the event of an issue or question. The contact information will be provided to interested stakeholders and updated frequently by Cimolai-HY.

**Table 3.** Communication officers

<b>Name/Title</b>	<b>Role/Responsibilities</b>	<b>Contact Information</b>
Mike Johnson	Production and Maintenance, and contact for supply chain localization	<a href="mailto:Cimolai-HY@related.com">Cimolai-HY@related.com</a>
John Kelly	Senior Vice President of Manufacturing and operations	
John Palmer	Vice President of Business & Financial	
Tanya Diaz-Goldsmith	Diversity, Equity and Inclusion Officer	
Charles John O'Byrne	Executive Vice President for Government Affairs and Communication	
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### 3. Stakeholder Engagement Goals

#### 3.1. Defining Goals and Desired Outcomes

Since Cimolai-HY's acquisition of the Facility from Siemen's Energy, the goals and desired outcomes related to the development of the Facility and understanding of shared interests with each stakeholder group have been to reopen and revive the Facility that was once predominantly used in the oil and gas industry, and transition its use to the clean energy industry. To ensure this transition, Cimolai-HY will bring its manufacturing expertise to Western New York, strengthen the local supply chain necessary to support the offshore wind pipeline, and provide long-term benefits across New York State. To further these plans, Cimolai-HY has the following goals and desired outcomes related to stakeholder engagement:

- Since the Facility is located in a NYSERDA designated disadvantaged community, Cimolai-HY's will invest in this region of New York in order to further help New York State's goals of advancing environmental justice and equity.
- Cimolai-HY's goal is to restore quality manufacturing jobs to Olean and the surrounding communities that has experienced a trend of significant job loss over the last decade.
- Cimolai-HY's goal is to utilize local labor and the existing local supply chains, including small businesses, to provide services for the Facility's development and operations.
- Cimolai-HY's goal is to repurpose the manufacturing Facility, formerly used to support the fossil fuel industry, and transitions its capacity to support the renewable energy industry, which will be consistent with New York State's aggressive climate goals and NYSERDA's SCIP program.
- Cimolai-HY is committed to providing a significant amount of training for newly hired employees to bring the Facility to an operational state and improve efficiency of production to the point where the Facility will be competitive in the market place.
- Cimolai-HY's goal is to utilize their unique expertise to bring specialty steel manufacturing to New York that will, in addition to other markets, enable direct support of the offshore wind supply chain and advance New York State's wind energy goals.
- Cimolai-HY's goal is to hire approximately 215 highly-skilled and highly-paid steel manufacturing jobs and an additional 35 administrative, engineering, financial, and related jobs between 2023 and 2025. The majority of these positions are expected to be filled by residents in the local labor market area.
- If Cimolai-HY is successful in obtaining NYSERDA funding, Cimolai-HY will dedicate 45 of the 250 newly created jobs to support offshore wind development

projects, and add up to 75 additional manufacturing jobs at the Facility, and expand capacity to support offshore wind development and other green energy projects.

- Cimolai-HY's goal is to dedicate a significant portion of the Facility's production capacity to the renewable energy supply chain, including the manufacture of foundation elements and substructures for offshore turbines, steel for on shore convertor stations, fastening steel for the transport of heavy elements to their offshore destinations and other secondary steel supply for primary offshore components.

#### **4. Stakeholder Engagement Activities, Consultations and Partnerships**

##### **4.1. Planned Activities and Outreach**

The community is well aware of the Facility and its history. Stories regarding the Facility re-opening have been circulating through local media. Additionally, as part of its application to the CCIDA, Cimolai-HY attended several public meetings and a public hearing before the CCIDA. To the extent any additional public meetings or events are required or warranted in the future regarding the Facility, Cimolai-HY will ensure the community has access to participate, such as providing convenient meeting times, an accessible location, virtual access, childcare, and language and interpretation support. Additionally, to the extent any public events are required or warranted in the future to promote job opportunities and opportunities for local businesses to work with Cimolai-HY, Cimolai-HY will ensure the community has access to participate, such as providing convenient meeting times, an accessible location, virtual access, childcare, and language and interpretation support. Cimolai-HY's Local & Community Advocate will also act as a community liaison in recruitment of new hires and engaging of local business to support the Facility. Cimolai-HY will also partner with local trade schools and provide on-the-job training for hired employees in order to help provide career development and growth. Furthermore, Cimolai-HY will ensure local workforce, suppliers and community groups are engaged either directly or through established connections with the CCIDA, the County of Cattaraugus, Invest Buffalo Niagara, the City of Olean, Jamestown Community College, the Olean Chamber of Commerce, and other economic and business development stakeholders.

##### **4.2. Planned Partnerships**

The importance of the Facility's reopening and the benefits it is expected to bring to the region are evident through letters of support, which are attached in Appendix D. Additionally, Cimolai-HY has partnered with several agencies to receive financial assistance for the reopening and operation of the Facility. This assistance will help offset the significant capital costs and high labor and other operating costs to bring hundreds of manufacturing jobs back to the Facility. Cimolai-HY was awarded

financial assistance from the CCIDA for the acquisition of the leasehold in the Site, renovation of the Facility, and acquisition and improvement of the machinery, equipment, and other property. In addition, Cimolai-HY received an offer from ESD to receive tax benefits under the Excelsior Jobs Program. Finally, Cimolai-HY is in the process of obtaining a loan from the County of Cattaraugus.

## **5. Tracking Progress and Communications**

### **5.1. Tracking Stakeholder Engagement**

As the re-opening of the Facility continues to progress, outreach to the current and future local and regional stakeholders will continue to advance and create an approve to engage in potential future stakeholder located in the Olean community and New York. Cimolai-HY is committed to track and measure the success of the stakeholder engagement goals and incorporate feedback from those in the community.

### **5.2. Tracking Stakeholder Marketing Efforts**

Rather than relying on the traditional use of marketing campaigns to raise awareness among the communities related to the development of the Facility, Cimolai-HY will take a more holistic approach by communicating directly with local stakeholders, including any City, County, or State organizations, and news outlet sources to raise awareness of the potential opportunities or open employment positions. Cimolai-HY will ensure local workforce, suppliers and community groups are engaged either directly or through established connections with the CCIDA, the County of Cattaraugus, Invest Buffalo Niagara, the City of Olean, Jamestown Community College, the Olean Chamber of Commerce, and other economic and business development stakeholders.