

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING  
December 16, 2008  
CCIDA OFFICES  
3 East Washington Street  
Ellicottville, NY  
11:15 a.m.**

**Roll Call**

**Members  
Present**

Thomas Buffamante - Chairman  
Joseph Higgins - 1st Vice Chairman  
Joseph Eade - Secretary  
James Stitt - 1st Assistant Secretary/Treasurer  
Salvatore Marranca - Second Vice Chairman  
Crystal Abers - Member  
Gregory Fitzpatrick - Member

**Members  
Excused**

**Staff**

Corey R. Wiktor - Executive Director

**Guests**

The Villager Newspaper

Chairman, Thomas Buffamante called the meeting to order at 11:18 a.m..

### **APPROVAL OF MINUTES**

A Motion was made by Salvatore Marranca, with a second by Joseph Eade to accept the minutes from the October 28, 2008 Board Meeting as prepared. Motion Carried.

### **APPROVAL OF FINANCIAL REPORTS**

A Motion was made by Joseph Eade, with a second by James Stitt to accept the operating statements for October and November 2008 with corrections.

### **FINANCIAL REPORT**

Corey Wiktor discussed the operating statements for October and November 2008. As requested by the CCIDA Board Members the 2008 Budget was adjusted in September 2008. Mr. Wiktor reviewed a few items that have gone over budget numbers such as fringe benefits which is the yearly NYS Retirement payment of \$3,566, also Professional Associations was over by \$569 which was additional money paid to NYS EDC for Civic Facility Legislation support. The final numbers are in line with the adjusted 2008 budget with only a few items slightly over due to timing issues.

Mr. Wiktor stated that the revised 2008 Budget did help forecast the expenditures for 2009 Proposed Budget. Mr. Wiktor advised the Board Members that the Proposed 2009 Budget was included in their Board packets.

A Motion was made by Salvatore Marranca seconded by James Stitt to accept the 2009 Proposed Budget as submitted by CCIDA Staff. Motion Carried

A Motion was made by Salvatore Marranca seconded by Joseph Eade to authorize the Chairman, for the Audit Committee, Gregory Fitzpatrick to execute the Engagement Letter document received from RA Mercer & Company in regards to the 2008 CCIDA Audit. Motion Carried

### **EXECUTIVE DIRECTOR'S REPORT**

Mr. Wiktor advised the Board Members that with the credit crunch the Noble Wind Project is currently delayed, EverPower is in the process of completing environmental studies visual impact studies. This project from a development point of view is still on target as of last week when a teleconference with EverPower. Mr. Eade asked if the Town of Allegany has opted out and Mr. Wiktor explained that he has had several meeting with the Town Supervisor, Town Attorney, and the Town Board. At this time Mr. Wiktor has not heard back from the Town Supervisor and

theTown of Allegany has not opted out. This project is anticipated on going forward in early 2010. Currently they are in a 12-15 month Environmental Process.

Mr. Wiktor explained to the Board that every School System in Cattaraugus County has opted out of Section 487 and also Cattaraugus County has made the decision to opt out of Section 487. Various town are falling in line at this time.

Mr. Wiktor also discussed the projects that are being worked on in the Town of Ashford, Town of Machias/Yorkshire - Horizon Wind a recent meeting was held with Gary Davidson the Project Manager. Nine Turbines are slated to be in the Town of Ashford are still on target with a construction date of late 2009. Horizon Wind is also looking at Fifty to Sixty turbines in the Towns of Machias/Yorkshire to be constructed in 2010. Both of these projects are still on line and going forward. Horizon Wind is at the critical point of easements being signed and the physical components (towers and turbines) have been ordered. Mr. Wiktor explained that what holds up the Environmental Process is the Town's adoption of a local law on wind ordnance. Mr. Wiktor has been working with the Towns of Ashford, Machias, and Yorkshire providing the town with copies of other towns adoption of local laws regarding wind ordinances. Until the Towns adopt a local law regarding wind ordnance the developers can not start the Environmental proceedings because they have nothing to base the process off from. The Towns of Ashford, Machias, and Yorkshire are moving ahead to adopt the wind ordnance law within the next 30 to 60 days and of course Allegany already has adopted a local wind ordnance law. Also Farmersville and Freedom have wind ordnance laws passed, therefore Noyal Power already has a footprint or rules to start the SEQR process within these towns. In conclusion the three projects within Cattaraugus County that have approached the IDA are moving forward and the fourth project out there, Florida Power & Light has not approached the IDA directly at this time.

Mr. Wiktor next discussed the committee being formed with two representatives from the townships, county and school districts along with the County Assessors. This Committee is being formed to decide on the division of the PILOT Payment-In-Lieu of Tax payments in accordance with the wind projects. Meetings have been held with Lynda Quick from BOCES and a few names have been submitted, Crystal Abers from the County is working on submitting some names, and the townships are working on choosing a delegate to participate on this Committee.

No formal discussions have taken place with the Committee, the CCIDA is currently looking at the first week of February for the formal Committee meetings with the individual groups from the Towns, County, and Schools along with the Developers. The last week of February will be the joint meeting with all Committee members and the developers all together. We are looking at the month of February in going forward proactively with the ultimate formation of the Uniform Tax Exempt Policy which includes wind energy.

Mr. Wiktor advised the Board Members on the Local Development Corporation that without the civic facility legislation IDA's in New York State are not able to offer tax exempt debt to our not-for-profit entities in Cattaraugus County. Our law firm Hodgson/Russ has been working to formulate a process or the ability for the CCIDA to issue tax exempt debt. Mr. Wiktor and George Cregg, Jr. have had meeting with some of the CCIDA's tax exempt clients whom are

looking to utilize the IDA and we are looking to have a financing mechanism in place by March 2009 for our 501c(3) tax exempt customers.

Mr. Wiktor next discussed the Empire Zones within Cattaraugus County. Gov. Patterson has signed a bill that will eliminate spot empire zone designations. The proposal by Gov. Patterson's office is not to take away benefits from the current Empire Zone areas that are grandfathered in however, going forward and basically remove the spot Empire Zone designations.

Mr. Wiktor also advised the Board that he has been working with Joe Williams from Cattaraugus County to designate our County as a HUB Zone. This designation would help the small companies and agencies participate in federal contracts. Mr. Wiktor stated that he will have further updates on the HUB Zone issue early next year.

Mr. Wiktor mentioned to the Board Members that the 2009 CCIDA Board Meeting schedule was included in their Board's packets.

## **MEMBER ITEMS**

A Motion was made by Joseph Eade seconded by Joseph Higgins to go into Executive Session to discuss a matter of personnel.

A Motion was made by Joseph Eade seconded by Crystal Abers to return from Executive Session

A Motion was made by James Stitt seconded by Joseph Eade to increase the salary for the CCIDA Executive Director, Corey Wiktor to \$65,000 effective 1/1/09. Motion Carried

## **ADJOURNMENT**

A Motion to adjourn was made by Joseph Eade seconded by Crystal Abers. Motion Carried.

The next scheduled CCIDA Board Meeting will be February 5, 2009 at 10:00 a.m. in the CCIDA Offices. (Also scheduled Hodgson/Russ ski party at HoliMont)