

COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
April 22, 2008
CCIDA OFFICES
11:15 a.m.

Roll Call

Members

Present

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

Members

Excused

Joseph Higgins - 1st Vice Chairman

Staff

Corey R. Wiktor - Executive Director
Norman P. Leyh - Consultant

Guests

Bob Iszard - Empire State Development
Rick Miller - Olean Times Herald
Nick Pircio - The Villager

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

APPROVAL OF MINUTES

A Motion was made by James Stitt, with a second by Joseph Eade to accept the minutes from the March 11, 2008 Board Meeting as prepared. Motion Carried.

FINANCIAL REPORT

Corey Wiktor gave a brief overview of the Operating statement through March 2008 stating that the expenses that were appropriated in the budget are on target or below through March 2008. Mr. Wiktor reviewed the FEMA money pass-thru explaining that the FEMA checks are sent to the CCIDA, deposited, and a check is prepared to be sent to NY&LE Railroad to distribute all money received.

A Motion was made by Salvatore Marranca with a second by Joseph Eade to accept the financial report for March 2008 as prepared. Motion Carried

A Motion was made by Joseph Eade seconded by Greg Fitzpatrick to approve and accept the Final 2007 Financial Statement and Audit Report. All Board Members in favor. Motion Carried

Mr. Marranca asked for clarification in regards to completion of the supplemental schedules. Mr. Buffamante advised Mr. Marranca that this information is received at the last minute by the audit company and that the procedures for 2008 have been revised so that this information is to be requested earlier and that the supplemental information will be included in the preliminary statements submitted by RA Mercer. Mr. Buffamante also mentioned that when the CCIDA has a sale of property the gross proceeds are being reported however the accumulated depreciation and asset is not being removed from the books until the year-end audit adjustments are made.

Mr. Wiktor reviewed the application received from Win-Sum Ski Corp. by the CCIDA for their 2008 Sales/Leaseback application in the amount of \$2,240,850. A brief reviewed what this project will consist of is maintenance on the tubing park, constructing a picnic/wedding pavilion with a fire pit, various trail improvements, maintenance equipment, renovations to rooms at the Inn, finishing up the golf course and resort infrastructure including software upgrades and will also include snowmaking equipment etc. Win Sum Ski Corp. submitted a Sale/Leaseback application in order to receive the Sales Tax benefit for their 2008 project also discussed by Mr. Wiktor was the cost/benefit analysis for this project which was given to each Board Member to show the cost and savings to be received by Win-Sum Ski Corp. Mr. Wiktor also stated that this

application does not include any items for private condominiums or the Tamarak Club currently under construction by Win-Sum Ski Corp.

RESOLUTION(s)

Motion was made by Joseph Eade seconded by James Stitt, **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF WIN-SUM SKI CORP.** A Roll Call vote was taken with Mr. Fitzpatrick, Mr. Stitt, Mr. Marranca, Mr. Eade voting yes. Mr. Buffamante abstained. Mr. Higgins was excused. Motion Carried.

Motion was made by Salvatore Marranca seconded by Joseph Eade, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF WIN-SUM SKI CORP. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with Mr. Fitzpatrick, Mr. Stitt, Mr. Marranca, Mr. Eade voting yes. Mr. Buffamante abstained. Mr. Higgins excused. Motion Carried

EXECUTIVE DIRECTOR'S REPORT

Mr. Wiktor advised the Board that the Strategic Plan is complete and he has met with a few Board Members already and meeting have been scheduled for the remaining Board Members so the final draft of the Strategic Plan can be finalized.

Mr. Wiktor discussed with the Board that on May 21-23, he and Norm Leyh will be attend the NYS Economic Development Council annual meeting in Cooperstown, NY. Various workshops, speakers, seminars will be attended by both during this time.

Mr. Wiktor stated that NYS recently passed the Budget and the CCIDA is hopeful that when the elected officials return to session that the process involved to reinstate the Civic Facility Bond legislation will be a priority. This legislation will allow IDA's to assist 501(C)(3) not-for-profit Corporations. Mr. Wiktor mentioned that Brian McMahon - Executive Director of the NYS EDC has asked for input and help from the local community 501(C)(3) to draft a letter (samples included) to the legislature to make sure something is done in regards to the Civic Facility Legislation for 501(C)(3) Corporations.

Mr. Wiktor also discussed that he is in the process of putting together some Economic Development Roundtable meetings which in the past have proved to be very successful. Within the next few weeks different meetings will be scheduled whether it be Route 219, local manufacturing issues, or anything of that nature for a Roundtable discussion.

Mr. Wiktor stated that he is continuing with the meetings and sales calls creating the opportunity to get out to meet and greet the community every chance available.

Next Mr. Wiktor discussed the Seminar on Section 487 held at The Inn at Holiday Valley on March 11, 2008.

A total of 14 different School districts (business manager, superintendent, Board President) were contacted. Nineteen pre-registrations were received, however only 10 actually attended the Seminar. The School Districts in attendance were very appreciative that the information was conveyed to them on Section 487. Also, some participants in this Seminar mentioned that other School Districts have not been kept in the loop by their local IDA's when a wind facility project has been brought into their community. This Seminar on Section 487 lasted approximately 2 ½ hours and speakers were Ann O'Brien from the Olean School District Business Office, Norm Leyh, George Cregg, Jr. and myself. Some of the topics covered, What is 487?, How does it potentially impact you?, What are the benefits?, what are the steps that need to be done to take action within your district? This Seminar was very informative and we anticipate future seminars relating to wind energy. Mr. Wiktor also mentioned that Norm Leyh and himself were also enlightened to the fact that a school district is currently in litigation with an IDA because this particular school district was not kept informed or even part of any negotiations in regards to a wind farm project being constructed within their district.(Steuben County)

Mr. Buffamante stated that it was surprising with the six or seven school districts represented out of a possible thirteen districts at this Seminar that the information presented to them was basically new information to them because they did not have any knowledge in regards to Section 487. Mr. Marranca questioned if an opportunity to follow-up with a summary could be done and given to the districts that were unable to attend this seminar to also educate them on Section 487. Mr. Wiktor stated that it was possible that future seminars would be held to target the specific districts within Cattaraugus County that would be directly impacted by the proposed wind energy project.

Mr. Buffamante also mentioned that he has discussed with the BOCES Superintendent to get an audience for the CCIDA to do a fifteen minute presentation at one of their meetings in the near future to further educate the districts in regards to Section 487. Mr. Buffamante also suggested that Corey call the school districts where there is a potential of a wind project being within their district to schedule a one on one meeting with their business manager, superintendent and board president. Corey stated that he will be contacting the impacted school districts to schedule these meeting in the very near future. Mr. Buffamante also mentioned that it was brought out at the seminar that there is a date however somewhat elusive of when you can be to late in acting to opt out of the Section 487 Law. This date has not been specified however, our legal council has stated that if a district is going to act they should do it now rather than later. Mr. Wiktor also stated that several districts were concerned that if they opt out now will it have a negative impact on them in the future, the answer to this is no it will not have a negative effect. The message that we are trying to convey to the various school districts is to take this approach and opt out of Section 487 as soon as possible. Mr. Buffamante stated that we can not make the schools make this decision all we can do is provide them with the information on how the process works so they can make a decision.

MEMBER ITEMS

A Motion was made by Salvatore Marranca seconded by Greg Fitzpatrick to go into Executive Session to discuss a matter of personnel.

A Motion was made by James Stitt seconded by Joseph Eade to return from Executive Session

ADJOURNMENT

A Motion to adjourn was made by Joseph Eade seconded by James Stitt. Motion Carried.

The Board Meeting originally scheduled for Thursday, June 12th has been postponed and rescheduled to **Tuesday, July 29, 2008 at 11:15 a.m.** there will be no August meeting therefore after the July 29th, 2008 meeting the next CCIDA Board Meeting will be September 16, 2008.