

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
June 19, 2007
CCIDA OFFICES
11:15 a.m.**

Roll Call

Members

Present

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

Members

Excused

Staff

Norman Leyh, Executive Director
Corey R. Wiktor - Assistant Director/CFO

Guests

Brian & Julie Hebden - Hotel Project
Robert Iszard - NYSEDC
Sharon Turano - Jamestown Post Journal
Kathy Kellog - Buffalo News
Rick Miller - Olean Times Herald

Chairman, Thomas Buffamante called the meeting to order at 11:15 a.m.

Mr. Leyh introduced Mr. Brian Hebden and Julie Hebden who own the Mountain View Hotel in Salamanca to do a presentation of their upcoming 2007 Project. The Hebden's plan to replace the current hotel with a Microtel Inn & Suites. The estimated project costs are between \$2 and \$3 million dollars. The current hotel has 12 rooms and the new Microtel will have 58 rooms upon completion. The current number of employees is 4 and with the new Microtel the anticipate 15 employees with 2 being part-time. Mr. Hebden stated that he has already purchased a franchise from Microtel and has hired an architect to draw plans for this project. The current project projection is to tear down the existing hotel in October 2007 with completion date of April 2008 and open to the public by April 2008. Mr. Hebden stated that they have an extensive customer base to draw from year around and the 12 room hotel does not provide sufficient accommodations. This Hotel project is planning a 3 story 58 room hotel on the current site. Mr. Hebden explained that the City of Salamanca Planning Board has given their preliminary approval of this project and any required variances have been reviewed. Mr. Hebden explained that his architect went to extremes to fit this project within their property lines so as not to request a lot of variances or approvals.

RESOLUTION(s)

Motion was made by Mr. Joseph Eade seconded by Mr. Joseph Higgins, **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 BRIAN HEBDEN (THE "APPLICANT"), ON BEHALF OF A CORPORATION TO BE FORMED (THE "COMPANY")**. A Roll Call vote was taken with Mr. Higgins, Mr. Marranca, Mr. Eade, Mr. Fitzpatrick, Mr. Burrell, Mr. Stitt and Mr. Buffamante voting YES. Motion Carried.

Motion was made by Mr. Jerry Burrell seconded by Mr. Salvatore Marranca , **RESOLUTION DIRECTION THE EXECUTIVE DIRECTOR OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO TAKE CERTAIN ACTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF BRIAN HEBDEN (THE "APPLICANT"), ON BEHALF OF A CORPORATION TO BE FORMED (THE "COMPANY")**. A Roll Call vote was taken with Mr. Higgins, Mr. Marranca,

Mr. Eade, Mr. Fitzpatrick, Mr. Burrell, Mr. Stitt and Mr. Buffamante voting YES. Motion Carried.

Mr. Marranca asked Mr. Leyh to advise the Board the next step in the Hebden presentation. Mr. Leyh advised that the staff will come back to the board on SEQR. Mr. Leyh said that he believes that another agency beyond the CCIDA maybe lead agency in regards to the SEQR issue and if that is the case than the CCIDA would be an involved agency. However, if the CCIDA is lead than the CCIDA will come up with it's own findings on the SEQR issue. Mr. Leyh stated that there maybe a number of involved agencies. The next issue is the Public Hearing by statute this must take place within the municipality of the project in this case it is the City of Salamanca. This project is requesting the normal tax exemptions such as sales tax, mortgage recording tax, property taxes and the PILOT for tourism destination.

APPROVAL OF MINUTES

A Motion was made by Joseph Eade, with a second by Joseph Higgins to accept the minutes of the May 1, 2007 Board Meeting. Motion Carried.

FINANCIAL REPORT

Mr. Leyh discussed the income from the April 2007 operating statement to the May 2007 operating statement having a decrease in income. The main reason for this decrease is the payment to the federal government of \$54,670 for the land sale to Benson Construction of property in the Olean Industrial Park. This payment was discussed in previous board meetings in regards to the income from the land sale being decrease in the future to reflect the payment to USDA.

Mr. Leyh stated that overall revenues are about what was expected and expenses are on target for both April and May 2007.

Mr. Marranca suggested that Corey take a look at the budget and possibly make any necessary adjustments for the first 6 months of the year. Mr. Leyh advised that the staff will take a look at the budget and will give the Board an update at the August meeting.

A Motion was made by Salvatore Marranca , with a second by Gregory Fitzpatrick to accept the April and May 2007 operating statement as prepared. Motion Carried

RESOLUTION(s)

Motion was made by Mr. Joseph Higgins seconded by Mr. Jerry Burrell, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A COMMERCIAL PROJECT FOR WIN-SUM SKI CORP. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE**

ENVIRONMENT. A Roll Call vote was taken with Mr. Higgins, Mr. Marranca, Mr. Eade, Mr. Stitt, Mr. Fitzpatrick, Mr. Burrell, and Mr. Buffamante voting YES. Motion Carried.

Motion was made by Mr. Joseph Eade seconded by Mr. Higgins, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A CERTAIN COMMERCIAL PROJECT FOR WIN-SUM SKI CORP. (THE “COMPANY”)**. A Roll Call vote was taken with Mr. Higgins, Mr. Marranca, Mr. Eade, Mr. Stitt, Mr. Fitzpatrick Mr. Burrell, and Mr. Buffamante voting YES. Motion Carried.

EXECUTIVE DIRECTOR’S REPORT

Mr. Leyh gave a brief update on the Olean Industrial Park which the staff is attempting to sell off the last few parcels. Mr. Leyh explained that the rules have changed in regards to disposing of property by IDA’s due to the PAAA (Public Authority Accountability Act). Mr. Leyh advised the Board that the CCIDA staff has had dialog with the City of Olean in regards to the playground area located in the OIP. Mr. Eade asked if the staff has responded to the City in regards to the environmental issue the city has in regards to the playground area. Mr. Leyh advised the board that everyone who has purchased land in the OIP has purchased the land as is and where is. Mr. Leyh again advised the board that there has never been an environmental study or testing done on this site in the OIP to the best of his knowledge and that the CCIDA is aware of. Mr. Leyh advised the Board that an update on this issue will be given later on. Mr. Leyh stated that the staff will continue to correspond with the City of Olean in regards to this matter.

The next matter Mr. Leyh discussed is the Minor Conflicts - in the past the staff was allowed to handle minor conflict issues. Mr. Leyh reviewed an engagement letter and resolution sent to the CCIDA - Thomas Buffamante, Chairman. After discussing this matter the board unanimously agreed to table this matter until next meeting giving the Board additional time to review the letter and resolution received at this meeting regarding this matter..

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

A Motion was made by Salvatore Marranca seconded by James Stitt to return from Executive session.

The next scheduled Board Meeting will be held on **August 7th at 11:15 a.m.**

ADJOURNMENT

A Motion to adjourn was made by Joseph Higgins seconded by Joseph Eade.