

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING**

**September 16, 2008**

**CCIDA OFFICES**

11:15 a.m.

**Roll Call**

**Members**

**Present**

Thomas Buffamante - Chairman  
Joseph Higgins - 1st Vice Chairman  
Joseph Eade - Secretary  
Gregory Fitzpatrick - Member  
Crystal Abers - Member

**Members**

**Excused**

Salvatore Marranca - Second Vice Chairman  
James Stitt - 1st Assistant Secretary/Treasurer

**Staff**

Corey R. Wiktor - Executive Director

**Guests**

Rick Miller - Olean Times Herald  
Kathy Kellogg - Buffalo News  
Sharon Turano - Jamestown Post Journal  
Nick Pircio - The Villager

Chairman, Thomas Buffamante called the meeting to order at 11:21 a.m.

## **APPROVAL OF MINUTES**

A Motion was made by Joseph Higgins, with a second by Joseph Eade to accept the minutes from the July 29, 2008 Board Meeting as prepared. Motion Carried.

## **FINANCIAL REPORT**

Corey Wiktor gave an overview of the Operating statements received by the Board for August 2008. Mr. Wiktor explained to the Board that the 2nd page (balance sheet) of the financial statement the net income does not match the net difference of the Operating Statement (page 1), the difference is \$43,610 this amount is reflective of Casella Waste Management's final payment. Mr. Wiktor advised the Board that after working with our accountants R.A. Mercer it was explained that the entire amount owed by Casella's was booked as income in 2005 and has been included in the Operating Statement for cash flow purposes each year since that time when payment was actually received. Mr. Wiktor stated that this will not be the case next year because the payment received (\$43,610) in 2008 was the final payment to be paid by Casella Waste Management.

Mr. Wiktor also stated that at the Board Meeting of July 29, 2008 Board Members requested an updated adjusted Budget in September 2008. Included in your packets the 2008 Budget has been adjusted as requested. Mr. Wiktor mentioned that we have been on target or under budget. Corey explained that 17 line items have been decreased with only 6 line items increasing. The 6 line items that went over budget were basically dealing with the exterior and interior painting of the facility and various other improvements and updates. Mr. Wiktor next explained the decrease in wages, originally an additional employee was budgeted for 2008. The additional money budgeted for this position was removed from the wages figure to reflect this change. Mr. Buffamante requested to have the FEMA Grant Pass through included in the adjusted 2008 Budget.

A Motion was made by Joseph Eade with a second by Greg Fitzpatrick to accept the financial report for August 2008 as prepared. Motion Carried

A Motion was made by Crystal Abers with a second by Joseph Higgins to accept the 2008 Adjusted Budget with the change requested to add in FEMA Grant Pass through. All approved. Motion Carried.

Mr. Wiktor next discussed the Sale/Leaseback application received from HoliMont Inc. Mr. Wiktor explained that HoliMont is always upgrading their facilities in Ellicottville. HoliMont is seeking sales tax exemption on various upgrades to their facilities, including road repairs, modify lift load ramps and improvements and upgrades to the snowmaking system and lift house. They will be purchasing various equipment, (groomer, safety, office) and snowmobiles. Total project costs approximately \$559,000. Mr. Buffamante asked if this project included anything to do with the Canfield project currently being done at HoliMont Inc. Mr. Wiktor advised that this application had nothing to do with the Canfield project and that particular project is located mostly in the Mansfield area. The current application from HoliMont Inc. deals with upgrades to the facility within the Town of Ellicottville only.

## **RESOLUTION(s)**

Motion was made by Joseph Higgins seconded by Joseph Eade, **RESOLUTION AUTHORIZING A PUBLIC HEARING REGARDING THE PROPOSED COMMERCIAL PROJECT FOR HOLIMONT INC.** A Roll Call vote was taken with Mr. Fitzpatrick, Mr. Eade, Mr. Higgins, Ms. Abers voting yes. Mr. Buffamante abstained. Mr. Stitt and Mr. Marranca were excused. Motion Carried.

Motion was made by Joseph Eade seconded by Joseph Higgins, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A COMMERCIAL PROJECT FOR HOLIMONT, INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with Mr. Higgins, Mr. Eade, Ms. Abers, Mr. Fitzpatrick voting yes. Mr. Stitt and Mr. Marranca were excused. Mr. Buffamante abstained. Motion Carried.

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Wiktor went over a letter received from Hodgson Russ LLP in regards to proposed representation of County of Cattaraugus Industrial Development Agency: Consent and Waiver of any Potential Conflict. This letter is to request that the CCIDA Chairman - Thomas Buffamante sign a conflict of interest statement to acknowledge that Hodgson Russ is representing both the CCIDA and HoliMont Inc. Mr. Wiktor requested the Board to direct the Chairman to sign this letter of request from Hodgson Russ. Mr. Buffamante stated that this letter is an acknowledgment that the CCIDA is aware that Hodgson Russ will be representing both parties. Mr. Buffamante also stated that this same type of letter was requested of the CCIDA in 2007 when an application was received by HoliMont Inc.

A Motion was made by Mr. Eade seconded by Mr. Higgins to authorize Chairman - Thomas Buffamante to execute the Consent and Waiver letter dated August 21, 2008 from Hodgson Russ LLP. All members approved. Motion Carried.

Mr. Wiktor next discussed the 5 Year Strategic Plan put together with the help of the Board Members. Mr. Wiktor thanked all the members present for their input and assistance in getting

this plan finalized. Mr. Wiktor explained that this Strategic Plan has been in the works since February 2008 with various additions and revisions in order to finally get this document to the finalized condensed version of the 5 Year Strategic Plan. Mr. Wiktor advised the Board Members that the Chairman would like to go ahead and move on this document which is a work-in-process which will give the CCIDA the frame work from business operations to board of directors, staff, facilities, public relations, business summary and strategic thrusts for this Agency going forward for the next 3 - 5 years.

Mr. Buffamante suggested that this Strategic Plan be reviewed once a year by the Board. Mr. Buffamante also stated that Corey spent a lot of time on this document to finalize this Plan into a good product which will help guide the CCIDA through the next 5 years.

A Motion was made by Mr. Joseph Eade seconded by Ms. Crystal Abers to approve the Five Year Strategic Plan as presented. All Members approved. Motion Carried

Mr. Wiktor next discussed the background information bullet list of key highlights as to what the IDA has been dealing with relating to Section 487 Real Property Tax Law and Wind Energy within Cattaraugus County. Mr. Wiktor discussed several articles recently printed in the local papers addressing such items as to why is the IDA involved in these Wind Projects and what does the CCIDA plan to do with the fees collected and why are they here?. Mr. Wiktor reviewed what has been completed so far starting with meetings involving taxing authorities within the County. Roughly 12 out of 13 School Districts have repealed (opted-out) of Section 487. Corey also advised the Board of various newspaper articles recently printed steaming from the County Legislature meeting held in Little Valley as to why the CCIDA has been involved with the Wind Projects and again as to what the CCIDA is going to do with the fee money. Mr. Wiktor stated that he wanted to make it very clear to all the Board that the CCIDA has not gone out to seek this business, the Board collectively has not made a decision to be in the Wind business at the current time. Mr. Wiktor stated the main point that he wanted to bring to the Board's attention is that recent reports from NYSERDA stated that wind projects can't be operated economically if they must pay normal (full value) real estate taxes in the initial 10/15 years of operation. Due to this fact the CCIDA has been contacted by three separate Wind Energy developers whom are looking to do a Wind Energy project within Cattaraugus County with the assistance of the CCIDA.

Mr. Buffamante also stated that no Wind Energy company has made a formal application to the CCIDA at the current time. Mr. Buffamante stated that the CCIDA wanted to be proactive and ahead of the curve so that when and if an application is received by the CCIDA that a well thought out and educated decision can be made at that time.

Mr. Wiktor stated that the use of the IDA's in these Wind Projects is lender driven. The lenders that are financing these wind energy companies want to know the fixed costs and are willing to pay for the no variable. The way to know the costs of a wind energy project within Cattaraugus County is for the Wind Energy Developers to go through the CCIDA. Mr. Wiktor wanted to make it clear to the Board that the CCIDA is not trying to steal or go into a community and take their business we are only trying to be the mechanism to facilitate these wind energy projects.

Mr. Wiktor also advised the Board that we have hosted 2 seminars with all the school districts in the county, one with the town/village/city officials, and a seminar with the assessors throughout the entire County, and have also addressed the full legislature. All of these seminars have been done to educate each taxing authority within Cattaraugus County.

Discussions ensued in regards to several issues ie.. projects over \$50 million possible reducing the CCIDA fee, commit a large percentage of our fee income (wind energy related projects only) into a fund to be used for community/economic development projects throughout the County.

## **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 Greg Fitzpatrick seconded by Crystal Abers to return from Executive Session

## **ADJOURNMENT**

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

The next scheduled CCIDA Board Meeting will be our Annual CCIDA Board Meeting  
**Tuesday, October 28, 2008 at 4:15 p.m. Meet at the front entrance of the Olean General Hospital to tour the facilities.**