

**COUNTY OF CATTARAUGUS**  
**INDUSTRIAL DEVELOPMENT AGENCY**  
**BOARD MEETING**  
**September 18, 2007**  
**CCIDA OFFICES**  
11:15 a.m.

**Roll Call**

**Members**

**Present**

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

**Members**

**Excused**

Salvatore Marranca - Second Vice Chairman

**Staff**

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

**Guests**

Craig Marlatt - Great Valley Resort Development LLC  
Kevin Greiner - Great Valley Resort Development LLC

Chairman, Thomas Buffamante called the meeting to order at 8:30 a.m.

## **APPROVAL OF MINUTES**

A Motion was made by James Stitt, with a second by Joseph Eade to accept the minutes of September 7, 2007 Board Meeting. Motion Carried.

## **RESOLUTION(s)**

Motion was made by James Stitt seconded by Joseph Higgins, **RESOLUTION ACKNOWLEDGING APPOINTMENT OF LEAD AGENCY AND RECEIPT OF A NEGATIVE DECLARATION OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO TAKE CERTAIN ACTIONS UNDER THE ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH A CERTAIN PROPOSED PROJECT FOR THE BENEFIT OF MOUNTAIN VIEW MOTEL INC.** A Roll Call vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Stitt, Mr. Burrell, and Mr. Buffamante voting YES. Mr. Marranca was excused. Motion Carried.

Motion was made by Jerry Burrell seconded by Joseph Higgins, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR MOUNTAIN VIEW MOTEL INC. (THE "COMPANY")** A Roll Call Vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Stitt, and Mr. Burrell voting YES. Mr. Marranca was excused. Motion Carried

Motion was made by Joseph Eade seconded by Joseph Higgins, **RESOLUTION AUTHORIZING A PUBLIC HEARING REGARDING THE PROPOSED COMMERCIAL PROJECT FOR HOLIMONT, INC. (MANSFIELD PORTION)** A Roll Call Vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Stitt and Mr. Burrell voting YES. Mr. Buffamante abstained. Mr. Marranca was excused. Motion Carried.

Motion was made by Joseph Higgins seconded by Joseph Eade, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A COMMERCIAL PROJECT FOR HOLIMONT, INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT (MANSFIELD PORTION).** A Roll Call Vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Stitt and Mr. Burrell voting YES. Mr. Buffamante abstained. Mr. Marranca was excused. Motion Carried.

Mr. Wiktor discussed with the Board the next Resolution being presented for Park Centre Development Inc. Park Centre currently has a \$2 million mortgage on the old YMCA building renovations and is requesting to refinance the original loan with an additional loan of approximately \$1.5 million. In order for Park Centre to complete this transaction they need the approval of the CCIDA Board.

Motion was made by Joseph Eade seconded by Joseph Higgins, **RESOLUTION AUTHORIZING THE EXECUTION BY COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY OF CERTAIN MORTGAGES AND RELATED DOCUMENTS IN CONNECTION WITH THE PARK CENTRE DEVELOPMENT, INC. PROJECT.** A Roll Call vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Stitt, and Mr. Burrell voting YES. Mr. Buffamante abstained. Mr. Marranca is excused.

Next Mr. Leyh introduced Mr. Craig Marlatt and Mr. Kevin Greiner of the Great Valley Resort Development LLC. Mr. Leyh advised the board that our offices have been meeting with this Development group for nearly a year however, we are currently in the early stages of this very massive project. Mr. Leyh stated there are many entitlements that need to be secured before this project will come to the brick and mortar stage. To mention some of the process such as the SEQR process being completed, the speedy permit being issued, and numerous other things that will have to take place.

Mr. Craig Marlatt discussed the large project being contemplated in the Town of Great Valley however they still have a lot of processes to go through they are very optimistic in regards to this project. Mr. Marlatt also thanked Norm and Corey for all their help in the past year and also plan on working with them in the future in regards to this project. Mr. Marlatt stated that he and his partner Kevin Greiner are extremely excited about this project and are committed to this area. Mr. Marlatt mentioned that they are also developing a project just down the road called Morningside Estates which is currently under construction.

Mr. Kevin Greiner next discussed a brief overview of the project being contemplated, he also stated that Norm and Corey have been very constructive and very helpful on how to setup this project structure. Mr. Greiner stated that this is now the very first day of the SEQR process. He stated they have been testing architecturally, engineering, and financially the feasibility of this project for Great Valley/Ellicottville area. Mr. Greiner stated that Ellicottville is getting real recognition for a first class resort town. This project is taking this area to the next level of a nationally recognized year round four seasons resort destination. What is being proposed is a resort, which is being called a full service four seasons- multi activity resort project, with a water park as a component of this development. This project will consist of an indoor/outdoor water park, 300 suite hotel, restaurant, open air amphitheater, 80 room condotel, sculpture park, nature/riding trails along with various other features at complete build-out with a cost estimate of approximately \$82 million upon completion. This project will also have its own water/sewage treatment plant to support the water park. The drawings being presented were designed to work

with the natural layout of the land and the adjoining national forest land. Mr. Greiner stated that they want to work with the area not against it and want this project to be an addition to the Ellicottville experience, he also discussed that they have been working closely with the DEC who have been very receptive with the concept being proposed. Mr. Eade asked for an estimated date to start building. Mr. Greiner advised the very best case scenario would be to start building structures within 18 months to 2 years, however he advised the board that there is a long way to go in regards to SEQR process and various permits that will be required for this type of project.

Corey Wiktor advised the board that Dan Brown the Town of Great Valley Supervisor phoned our office this morning advising that he would not be able to attend this meeting however, he wanted to convey to the CCIDA Board that the Town of Great Valley is 110% behind this project and they are extremely excited about this project and welcome it to their community.

Motion was made by Jerry Burrell seconded by Joseph Eade, **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 GREAT VALLEY RESORT DEVELOPMENT LLC.** A Roll Call vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Burrell, Mr. Stitt, and Mr. Buffamante voting YES. Mr. Marranca was excused. Motion Carried.

Motion was made by Joseph Eade seconded by Joseph Higgins, **RESOLUTION DIRECTING 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 GREAT VALLEY RESORT DEVELOPMENT LLC.** A Roll Call vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Burrell, Mr. Stitt, and Mr. Buffamante voting YES. Mr. Marranca was excused. Motion Carried

## **EXECUTIVE DIRECTOR'S REPORT**

A Motion was made by Joseph Eade seconded by James Stitt to grant a waiver and acknowledge that Hodgson/Russ as a representative of the CCIDA will not be a conflict of interest to also represent the Olean YMCA. All Members voted in favor. Motion Carried

A Motion was made by Jerry Burrell seconded by James Stitt to grant a waiver and acknowledge that Hodgson/Russ as a representative of the CCIDA will not be a conflict of interest to also represent HoliMont Inc. All Members voted in favor. Motion Carried

## **MEMBER ITEMS**

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

A Motion was made by Jerry Burrell seconded by Greg Fitzpatrick to return from Executive Session.

The next scheduled Board Meeting will be held on **October 23, 2007**. The Board, Guests, and Media will gather at 4:30 p.m. at the St. Bonaventure new Hickey Dining Hall, with tour to begin at 4:45 p.m. The Board Meeting will start 5:30 p.m. in the Presidents Dining Hall.

## **ADJOURNMENT**

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