

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

Tuesday, April 22, 2014

CCIDA OFFICE

**9 East Washington Street
Ellicottville, New York
11:15 a.m.**

Roll Call:

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Joseph Higgins
Mrs. Crystal Abers
Mr. Brent Driscoll
Mr. Gregory Fitzpatrick
Mr. James Boser

Members

Excused:

Mr. Salvatore Marranca

IDA Staff & IDA Counsel:

Mr. Corey R. Wiktor - Executive Director
Mr. George Cregg, Jr. - Agency Counsel

Guests:

Mr. Rick Miller - *Olean Times Herald*
Ms. Jann Wiswall - *Ellicottville Times*
Mr. Chris Chapman - *Buffalo News*
Mr. Gregory Sehr - *Upstate Consultants*
Ms. Nadine Powell – *Senior Director – Buffalo Niagara Partnership*
Mr. Bryan Roth – *Manager, Business Development (CanAm) BNP*

Thomas Buffamante called the meeting to order at 11:18 a.m. A roll call of the Board of Directors of the CCIDA was conducted. Mr. Marranca was excused due to a business conflict.

APPROVAL OF MINUTES:

A Motion was made by James Boser, with a second by Joseph Higgins to accept the minutes from the March 18, 2014 Board of Directors Meeting. Motion Carried.

Buffalo Niagara Partnership Presentation:

Mr. Corey Wiktor first introduced Ms. Nadine Powell, Senior Director and Mr. Bryan Roth, Manager, Business Development (CanAm Council-Buffalo Niagara Partnership)

Ms. Powell discussed that as the privately-funded economic development organization and regional chamber of commerce for Buffalo Niagara Region, the partnership is comprised of thousands of employer members, including dozens of major investors committed to growing private investment and jobs in our region. This organization drives policy actions and resource allocations at all level of government and undertake a wide range of efforts to help employers succeed and as a direct result to increase regional growth.

Mr. Roth discussed the Partnership's CanAm Council which is comprised of representatives from member companies engaged in cross border commerce and oversees an agenda focused on bi-national relationships, joint planning, border advocacy and business-to-business interaction.

Some of the topics that were up for discussion with the CCIDA Board were developing a "Canada Day" the workforce development – Dream It Do It Program in Cattaraugus County, Business to Business Connections, Manufacturing – small markets. We look forward to a very fruitful and meaningful business relationship. More details and events will follow.

RESOLUTIONS FROM PRIOR APPLICATIONS/PROJECTS IN PROCESS:

A Public Hearing for the Win-Sum Ski Corp. proposed project was held on April 8, 2014 at 8:15 a.m. in the CCIDA Offices with no one in attendance. The minutes from this Public Hearing were included in the Board packets for your review.

A Motion was made by Joseph Higgins, seconded by Brent Driscoll **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. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Fitzpatrick voting yes. Mr. Marranca was excused. **Motion Carried** (Mr. Buffamante did note that his firm has done work for Win-Sum Ski Corp. But has no financial interest or direct involvement in this proposed project.)

A Motion was made by Greg Fitzpatrick, seconded by Joseph Higgins **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR WIN-SUM SKI CORP. (“THE COMPANY”)** . A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Fitzpatrick voting yes. Mr. Marranca was excused. **Motion Carried** (*Mr. Buffamante did note that his firm has done work for Win-Sum Ski Corp. But has no financial interest or direct involvement in this proposed project.*)

Mr. Wiktor stated that a Public Hearing was also conducted on April 8, 2014 at 10:00 a.m. at the Allegany Town Hall in regards to the Community Bank Project. Mr. Wiktor noted that two (2) people were in attendance at this public hearing, Mr. Larry Sorokes, GOACC and Mr. Robert Strell representing Community Bank. No comments were made by either in attendance, nor were any oral, written correspondence, or phone calls received prior to this public hearing. The minutes from this public hearing were included within the Board packets for their review.

A Motion was made by James Boser, seconded by Crystal Abers **RESOLUTION ACCEPTING THE DETERMINATION BY THE AGENCY TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE COMMUNITY BANK, N.A. PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERETO.** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Fitzpatrick voting yes. Mr. Marranca was excused. **Motion Carried**

A Motion was made by Greg Fitzpatrick, seconded by Joseph Higgins **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR COMMUNITY BANK, N.A. (THE “COMPANY”)** . A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Fitzpatrick voting yes. Mr. Marranca was excused. **Motion Carried**

Mr. Wiktor advised the CCIDA Board that a Public Hearing was held on March 5, 2014 in regards to the application received at the February 13, 2014 meeting from MJ Painting Contractor Corp. This public hearing was held at the Olean Municipal Building, Conference Room #119, in the City of Olean, New York. The minutes from this public hearing ere included within the Board packets for the Board’s review. For the record Mayor Aiello was in attendance at the Public Hearing and supports this proposed project by MJ Painting Contractor Corp.

A Motion was made by James Boser, seconded by Joseph Higgins **RESOLUTION ACCEPTING THE DETERMINATION BY THE CITY OF OLEAN PLANNING BOARD TO ACT AS LEAD AGENCY FOR THE ENVIRONMENTAL REVIEW OF THE MJ PAINTING CONTRACTOR CORP. PROJECT AND ACKNOWLEDGING RECEIPT OF THE NEGATIVE DECLARATION ISSUED WITH RESPECT THERE TO.** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Fitzpatrick voting yes. Mr. Marranca was excused. **Motion Carried**

RESOLUTIONS

A Motion was made by Crystal Abers, seconded by Brent Driscoll **RESOLUTION AUTHORIZING THE EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR MJ PAINTING CONTRATOR CORP. (THE “COMPANY”)**. A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Fitzpatrick voting yes. Mr. Marranca was excused. **Motion Carried**

FINANCIAL REPORTS:

A Motion was made by Greg Fitzpatrick, seconded by Brent Driscoll to accept the March 2014 Operating Statements for the County of Cattaraugus Industrial Development Agency as presented. **Motion Carried**

Mr. Wiktor also noted that there was a closing on the *16 Martha Street Project* with an income of \$24,000 to the CCIDA. The Agency also had income from HoliMont Inc. of \$876.00 from Sales Tax letters and income from an application fee from Win-Sum Ski Corp. of \$750.00

Mr. Wiktor also mentioned that we currently have four (4) projects in the closing stage at this particular time.

EXECUTIVE DIRECTOR’S REPORT:

NYS Article: Mr. Wiktor stated that the 2014/2015 NYS Budget Agreement has been passed. Mr. Wiktor shared with the Board highlights of the Budget that centers around economic development. A recap was provided to each Board Member with various highlights.

2014 Manufacturing Awards: Banquet being held on Tuesday, May 13, 2014 at Salvatore’s Italian Gardens. There are two (2) Cattaraugus County Businesses being recognized. **SolEpoxy in the Export Division and NES Bearings for Operations Excellence**. The IDA has purchased a table of 10, anyone who wants to attend, please let us know and we’d be happy to save you a spot. The CCIDA congratulates these fine businesses and their achievement.

The 9th **Annual Small Business Matchmaker Exposition** will be held at the **Buffalo Conference Center** on **May 7, 2014**. Mr. Wiktor will be attending this event. Each year this proves to be a very worthy endeavor.

Business First Article: **NYPA “Recharges”** three WNY Manufacturers with **low cost power**. Locally **SolEpoxy** will benefit from this program.

Olean Times Herald Article: Article by Rick Miller outlining Ellicottville’s Business was good over the bitter cold winter. This article outlined that despite the cold winter, visitor attendance was good in the Village of Ellicottville.

A Business Mentor Article: “What New York can do for you”. A recent article provided to the Board that gives an overview on various programs that are eligible to businesses in NYS.

NYS Department of Labor Article: Mr. Wiktor stated that he had included some recent statistics and highlights from the New York State Department of Labor in regards to Employment data for Cattaraugus County and the City of Olean.

Springville Journal Article: Kean Wind Turbines to use the former TL Smith Concrete facility in Ashford, NY with the possibility of 400 jobs to the region. We have had multiple meetings in regards to this project which is in the planning stages and approximately three to five years out.

Independent Oil & Gas Association of New York: Met with Brad Gill on April 15th and Mr. Wiktor would like to propose that the CCIDA join as a member of this organization at the middle level of \$250.00 per year. A Roundtable meeting/discussion will be set up in the near future. There is a great opportunity for contacts in the growing Gas & Oil Industry within New York State.

News Article: Study conducted on Hydraulic Fracturing which stated that “Game changer for US Economy”

News Article: Article by Tom Bonine – “American Manufacturing is benefiting from Natural Gas”

SIOR Spring Education Day – Toronto: Discussion on a full day event and networking session on Thursday April 10, 2014 in Toronto sponsored by **Buffalo Niagara Enterprise**. The event was attended by 100+ Canadian Real Estate Brokers and Economic Developers. We made some great connections and will be looking to host a follow up event in Ellicottville sometime this year.

2014 – 3rd Annual Farmer-Neighbor Dinner – A great event with an even greater turnout with over 240 people attending this event. The CCIDA was a proud sponsor and would like to extend a Thank You for the great job done by Cattaraugus County.

Leadership Cattaraugus - The Second Annual Leadership summit is being planned for August 7, 2014 at St. Bonaventure University. If any Board member would like to attend please send me an e-mail and I will register you for this great event.

Woods At Bear Creek – E-mail received from John Hutchins of Woods At Bear Creek in regards to a soft opening in May and a grand opening later in the summer. Several events have already been booked for this facility, we wish them good luck in their endeavors.

Community Action Enterprises Inc. – I was recently asked to join the Board of Directors for this Agency. I attended my first meeting in March and am very happy to be a part of this fine Agency.

Mr. Wiktor lastly discussed with the CCIDA Board the draft Engagement Letter and Resolution approving same that was presented by Hodgson/Russ LLC

RESOLUTION:

A Motion was made by Joseph Higgins, seconded by Brent Driscoll **RESOLUTION AUTHORIZING EXECUTION OF AN ENGAGEMENT LETTER WITH THE LAW FIRM ACTING AS AGENCY COUNSEL, SPECIAL COUNSEL AND BOND COUNSEL TO COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY.**

A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Fitzpatrick voting yes. Mr. Marranca was excused. **Motion Carried**

ADJOURNMENT:

A **Motion** to adjourn the CCIDA Board Meeting was made by Joseph Higgins, seconded by Crystal Abers. **Motion Carried.**

The next CCIDA Board of Directors Meeting: Tuesday, June 10, 2014 at 11:15 a.m.