

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**Tuesday, April 24, 2012**

**CCIDA OFFICE  
3 East Washington Street  
Ellicottville, NY  
11:15 a.m.**

**Roll Call:**

**Members**

**Present:**

Mr. Thomas Buffamante - Chairman  
Mr. Joseph Higgins  
Mr. Joseph Eade  
Ms. Crystal Abers  
Mr. Gregory Fitzpatrick

**Members Excused:**

Mr. Salvatore Marranca  
Mr. Brent Driscoll

**Staff:**

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

**Guests:**

Mr. Nick Pircio - *The Villager Newspaper*  
Mr. Rick Miller - *Olean Times Herald*  
Mr. Cody Sprague - *Sprague's Washington Square, LLC*  
Mr. Brian McFadden - *Ellicottville Chamber of Commerce*

Mr. Kevin Sheen - *Senior Director of Development - EverPower*

CCIDA Chairman, Mr. Thomas Buffamante called the meeting to order at 11:15 a.m. A Roll call of the Board of Directors of the CCIDA was conducted - Mr. Marranca and Mr. Driscoll were excused.

**APPROVAL OF MINUTES:**

A Motion was made by Joseph Eade, with a second by Joseph Higgins to accept the minutes as submitted from the March 6, 2012 Board of Directors Meeting. Motion Carried.

**RESOLUTION(S)**

Mr. Wiktor introduced Mr. Cody Sprague who is a partner with William Sprague of Sprague's Washington Square, LLC Development. Mr. Wiktor stated that he is very excited in regards to this particular project which is to encompass the reconstruction of the former Larimer-Norton Facility on Elizabeth Street which has been closed for several years. This project will put to use our new Adaptive Reuse Policy recently implemented by the CCIDA. This project is looking for sales tax abatement on construction and the Adaptive Reuse Pilot. Mr. Sprague stated that they purchased the entire facility and land (25 acres) back in October 2011. Access to the new facility will be from Filmore Ave. with no outlet onto Elizabeth Street, Mr. Sprague said that he anticipates creating possibly 75 jobs when this project is completed and the space is filled to capacity.

Mr. Cody Sprague stated that Spragues Washington Square, LLC is looking to redevelop a 43,000 plus former manufacturing facility into a new mixed use development. Currently a base tenant has been secured which is a full restaurant with 8 bowling lanes. Mr. Sprague is confident that other tenants will follow as progress begins on the new renovated facility. The applicant is looking to reconstruct approximately 43,000 (+,-) square feet at the existing facility. The current building that will be reused has been vacant since early 2007.

The developers plan is to rehabilitate 43,000 +/- square foot landmark in the Village of Ellicottville and turn it into a new, mixed use development that will offer space to businesses that do not necessarily fit into the "downtown" landscape. This project will provide a range of new services while creating a number of full time and part-time jobs. The structure requires major renovations on order to achieve these goals. The initial tenant that will be housed in the building should created 15 full time jobs and 25 part time jobs. It will be a full restaurant that will also house 8 bowling lane. Additional tenants and contracts are being discussed as we speak that will also be housed within this facility.

A Motion was made by Crystal Abers 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 SPRAGUES WASHINGTON SQUARE, LLC.** A Roll Call vote was taken with Mr. Eade, Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers voting yes. Mr. Dirscoll and Mr. Marranca were excused. Motion Carried

A 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 SPRAGUES WASHINGTON SQUARE, LLC.** A Roll Call vote was taken with Mr. Eade, Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers voting yes. Mr. Dirscoll and Mr. Marranca were excused. Motion Carried

Mr. Wiktor next introduced Mr. Brian McFadden -Executive Director of the Ellicottville Chamber of Commerce. Mr. McFadden gave a brief overview of the financial impacts of tourism within Ellicottville New York Region and Cattaraugus County as a whole. Mr. McFadden mentioned the World Bow Hunter Championship, this event alone brings in a \$3 million economic impact to the community for the one week event. Mr. McFadden also mentioned that 60% of the bed tax received by Cattaraugus County came from Ellicottville. Mr. McFadden stated that he has been working with a bicycle race group and has recently signed a 5 year contract with the organization to have their race held in Ellicottville in late August of 2012. Mr. Wiktor also wanted to add that Brian McFadden and his staff have always been more than helpful when we have asked for additional information in regards to certain projects. They have always been very easy to work with and more than happy to be of assistance to get key information as it pertains to projects in Cattaraugus County.

Mr. Wiktor next introduced Mr. Kevin Sheen - Senior Director of Development-EverPower who will be updating the Board as to the status of the proposed Wind project in Allegany, New York. Mr. Sheen stated that since he last addressed the CCIDA Board that the Howard project in Steuben County is up and running with six full time employees which will be consistent to the number of jobs that will be created in Cattaraugus County. Mr. Sheen advised the CCIDA Board to take a look at this completed project in Steuben County the improvement to the roads and talk to the Town Supervisor to see what his feelings are about the project since it has been in operation since December 2011. Mr. Sheen stated that they are currently in construction of a 140 mega watt project in Summerset, PA the Johnstown Pennsylvania area. By the end of 2012 the Company expects to be in the 512 mega watts range which puts EverPower in the top 20 producers owners/operators in the US. Mr. Sheen stated that EverPower has officially asked for an extension or their permits for a one year period. The Company is currently awaiting for any news on production tax credits extension for use on the projects they have on hold. Mr. Sheen as a representative of EverPower would like to proceed with a draft agreement with the Cattaraugus County IDA in regards to the deviation letter more specific EverPower - Allegany Wind Project is requesting a 20 year PILOT. Mr. Wiktor stated that the host Communities are usually in favor of a 20 year PILOT because they have a set amount they will be receiving for a specific period of time. Mr. Wiktor also stated that if the Town, School and County did not repeal Section 487 they would get nothing from these Wind Projects because they are essentially tax exempt. Mr. Sheen

also mentioned that EverPower-Allegany Wind negotiated a 20 year host community agreement with the Town of Allegany so they are in no way adverse to a 20 year PILOT. Mr. Sheen is asking that draft documents start being shared with the lawyers so that if something happens rather quickly with Congress that the Company can move quickly. Mr. Sheen said that EverPower- is still very interested in the Allegany Wind Project and they feel that this area is a great area and the Company will continue to Develop in New York. Mr. Sheen said that he feels that Congress will extend the production tax credit which will assist many projects that are in the works that did not qualify by the end of 2011.

### **WIN SUM SKI CORP.**

Mr. Wiktor explained some of the items to be covered by this application which will be enhancing the snowmaking capacity, improved technology - computer services for guest services, and continued reinvestment into the Resort to improve guest stays and guest satisfaction. This projects consists of %50,000 in land costs with an additional \$1,910,000 in machinery and equipment costs along with \$25,000 in engineering for a Total project cost/reinvestment of \$1,985,000. It is always refreshing to see such a continued reinvestment into the Resort which is crucial to viability and continued succes of the Resort. Each year Win-Sum continued to reinvest and improve the overall anemities and guest experience at the Resort. Not only do these purchases represent winter time activities, it also includes improvements and enhancements to the summer-golf season as well.

Win-Sum Ski Corp., a New York business corporation submitted an application to the Agency, a copy of which Application is on file at the office of the Agency, which Application requested that the Agency consider undertaking a project for the benefit of the Company, said Project consisting of the following: the acquisition and installation of certain machinery and equipment and the making of other improvements to the existing ski resort operated by the Company located on 6557 Holiday Valley Road in the Town of Ellicottville, Cattaraugus County, New York, including, but not limited to, the making of various improvements to the slopes and the acquisition of snowmaking, mountain coaster and various electronic and computer equipment, all the foregoing to constitute the upgrading of the Resort, the granting of certain “financial assistance” meaning with respect to the foregoing, including potential exemptions from certain sales and use taxes, real property taxes, real estate transfer taxes and mortgage recording taxes and the lease or sale of the Project Facility to the Company or such other person as may be designated by the Company and agreed upon by the Agency.

### **RESOLUTION(S)**

A Motion was made by Crystal Abers 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 WIN SUM SKI CORP.** A Roll Call vote was taken with Mr. Eade, Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers voting yes. Mr. Dirscoll and Mr. Marranca were excused. Motion Carried

Mr. Buffamante disclosed that his firm does limited work for Win Sum Ski Corp., however, Mr. Buffamante's firm is not directly connected to this particular project.

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

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### **FINANCIAL REPORTS:**

Mr. Wiktor mentioned that a project closed in April for HoliMont Inc. which will be approximately \$34,000 in additional income, this will be reported on next months Operating Statements. Mr. Wiktor also stated that the 4646 Genesee LLC project will be closing in the next 30 days this project was induced in February, this was approximately a \$5.3 million project.

A Motion was made by Gregory Fitzpatrick seconded by Joseph Eade to accept the Financial Reports for March 2012 as submitted. Motion Carried

Mr. Wiktor passed out the minutes to each Board Member, from the Audit Committee meeting held on April 2, 2012 in the CCIDA offices. The CCIDA Audit Committee made the recommendation to accept the Final Draft of the 2011 CCIDA Annual Audit prepared by RA Mercer.

Mr. Fitzpatrick as Chairman of the Audit Committee made a presentation to the CCIDA Board in regards to the 2011 Annual Audit.

A Motion was made by Joseph Eade seconded by Crystal Abers to accept the FinalDraft Presentation of the 2011 CCIDA Annual Audit prepared RA Mercer. Motion Carried

### **EXECUTIVE DIRECTOR'S REPORT:**

### **ADJOURNMENT:**

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

The meeting was adjourned at 12:53 p.m.

**The next CCIDA Board of Directors Meeting: Tuesday June 19, 2012 at 11:15 a.m.**