

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY  
BOARD MEETING  
Thursday, February 3, 2011  
CCIDA OFFICE  
3 East Washington Street  
Ellicottville, NY  
10:00 a.m.**

**Roll Call:**

**Members**

**Present:**

Mr. Thomas Buffamante - Chairman  
Mr. Joseph Higgins - 1st Vice Chairman  
Mr. Joseph Eade - Secretary  
Mr. Gregory Fitzpatrick - Secretary/Treasurer  
Mr. Brent Driscoll - Member

**Members Excused:**

Mr. Salvatore Marranca - Second Vice Chairman  
Ms. Crystal Abers - Member

**Staff:**

Mr. Corey R. Wiktor - Executive Director

**Guests:**

Mr. George Cregg, Jr. - Legal Counsel  
Mr. David Trathen - Win Sum Ski Corp.  
Ms. Bonnie Koschir - Win Sum Ski Corp.

CCIDA Chairman, Mr. Thomas Buffamante called the meeting to order at 10:05 a.m.

Mr. Buffamante conducted the roll call, Mr. Salvatore Marranca and Ms. Crystal Abers were excused from the meeting due to prior business obligations..

## **APPROVAL OF MINUTES**

A Motion was made by Joseph Eade, with a second by Gregory Fitzpatrick to accept the minutes from the December 29, 2010 Board of Directors Meeting with corrections as noted. Motion Carried.

Mr. Buffamante next introduced Mr. David Trathen and Ms. Bonnie Koschir from Win Sum Ski Corporation to discuss their new aerial park project. Mr. Trathen turned the discussion of the new Sky High Adventure Park over to Bonnie Koschir to give a brief overview of the coming attractions. Bonnie Koschir explained that the Aerial Adventure Park will be located in the trees at Tannenbaum featuring a series of platforms and bridges. This is not a strength issue, it is more strategy and balance to move across the bridges made of logs, ropes, hanging chunks of wood or other materials. There are different levels of difficulty and the more difficult the course, the higher up it is in the trees. Some courses have zip lines between areas, but it is very different from what most people think of as zip lines. Everyone wears a harness that has a special locking lanyard that safeguards you from falling if you slip or let go.

Next Bonnie Koschir went over the plans for the Mountain Coaster which is meant to be a thrilling ride down banked curves, over humps, around loops and roundabout corkscrews. The coaster is located in the woods near Spruce Lake Chair. Participants can ride alone or with a friend, you control the speed of your car. The Mountain Coaster is similar to a roller coaster that is build on a mountain. People ride in a car and the car is attached to rails that follow a zig zagging spiraling path down the mountain. Plans are to begin construction of the Mountain Coaster in April and be open for business this summer. Bonnie Koschir also mentioned that this will be the only Sky High Adventure Park in New York State.

Mr. David Trathen discussed some additional items that will be worked on this summer, which is taking out the snow pine double chair and replacing it with a quad chair. Additionally they will be adding to the snowmaking capabilities, fleet of groomers, IT equipment, upgrades to the golf course and various other upgrades within the facility.

Mr. Wiktor congratulated Win Sum Ski Corp. for their continuation of reinvestment into the resort on a yearly basis to keep their facility on the cutting edge, and to also continue to grow their employment levels as well.

**RESOLUTION(s)**

Motion was made by Joseph Higgins seconded by Brent Driscoll, **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. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Driscoll voting yes. Mr. Buffamante abstained. Mrs. Abers and Mr. Marranca were excused. Motion Carried.

Motion was made by Joseph Eade seconded by Brent Driscoll, **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 WIN-SUM SKI CORP.** A Roll Call vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Driscoll voting yes. Mr. Buffamante abstained. Mrs. Abers and Mr. Marranca were excused. Motion Carried.

Mr. Higgins asked about the SEQR process as it relates to Win Sum Ski Corp. Mr. Cregg, Jr. explained the process briefly. Mr. Wiktor advised the CCIDA Board that Win Sum Ski Corp. originally filled out a short form for SEQR however, it was requested by Nadene Zeigler of Hodgson/Russ to have Win Sum Ski Corp. complete a full - long form SEQR because of the cutting of trees and changing the landscape, etc. David Thathen complied with this request from Hodgson/Russ and the long form was completed.

Next Mr. Wiktor explained to the CCIDA Board the resolution for Indeck-Olean. Indeck Pilot has expired with the IDA. This Pilot was originally done in 1992 and was renegotiated in 2002 and subsequently expired in 2010. The City of Olean Assessor has requested that the IDA reconvene the title to Indeck-Olean so they can be removed from the section 8 tax roll and put back on the section 1 tax roll. A request was made by the legal council of Indeck-Olean to have this Pilot redone and myself and Tom Buffamante put together a committee with the School, County and City to review the requests made by Indeck. The City, School, and County did not see the significance of and were not in favor of renewing this Pilot. This has been a very lengthy Pilot which lasted from 1992 until 2010 when it expired.

Motion was made by Joseph Higgins seconded by Brent Driscoll, **RESOLUTION AUTHORIZING RECONVEYANCE OF THE INDECK-OLEAN LIMITED PARTNERSHIP PROJECT AND THE EXECUTION OF RELATED DOCUMENTS.** A

Roll Call vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Driscoll, and Mr. Buffamante voting yes. Mrs. Abers and Mr. Marranca were excused. Motion Carried.

Mr. George Cregg, Jr. Discussed the resolution in regards to the service agreement with the Capital Resource Corp. And County of Cattaraugus Industrial Development Agency. Mr. Cregg advised the CCIDA Board that the CCIDA performs an administrative service for the CRC therefore the CRC should pay a portion of the Budget for the CCIDA. Mr. Cregg explained that Corey Wiktor asked Hodgson/Russ to put together an Administrative Services Agreement between the CCIDA and the CRC to outline the transfer of funds between the two Agencies. The staff from the CCIDA will be performing all services for the CRC as it does for the CCIDA. The questions that has been brought up is how much subsidy does the CCIDA want on a monthly basis from the CRC. The main concern is to not be taxed double by NYState which instead of a 5% tax would equal to a 10% tax.

Mr. Buffamante asked Mr. Cregg about the start/effective date of the Administrative Service Agreement and it was decided that because Corey Wiktor has been working on this since the beginning of 2010 that the start date would be January 1, 2010 - December 31, 2011. Mr. Cregg suggested that a fixed dollar amount should be stated, however it can be adjusted as needed during the year. After much discussion in regards to the monthly amount to be transferred to the CCIDA it was decided that \$2,500.00/month retroactive to the start and to be reviewed again in July 2011, this amount covers the cash transfer that was previously made from the CRC to the CCIDA.

Motion was made by Thomas Buffamante seconded by Brent Driscoll, **RESOLUTION AUTHORIZING AN ADMINISTRATIVE SERVICES AGREEMENT WITH CATTARAUGUS COUNTY CAPITAL RESOURCE CORPORATION.** A Roll Call vote was taken with Mr. Higgins, Mr. Eade, Mr. Fitzpatrick, Mr. Driscoll, and Mr. Buffamante voting Yes. Mrs. Abers and Mr. Marranca were excused. Motion Carried

## **FINANCIAL REPORT**

Mr. Wiktor reviewed with the CCIDA Board the December 2010 and January 2011 operating statement. Mr. Wiktor noted that the December wages and fringe benefits line items have been adjusted. He also advised the Board of the 2011 Proposed Operating Budget that was included in their packets, which included income from the railroad salvage if we decide to undertake this project.

Mr. Wiktor reviewed the 5 ½ mile of track that the CCIDA has contemplated removing and salvaging. This rail line is inoperable and we are currently experiencing theft of railroad ties, trees, rail along this stretch of track between Conewango and Waterboro in Chautauqua County.. There is no industry, no tourism, grade crossings are missing and switches are missing. Mr. Dingman of the New York and Lake Erie Railroad is in favor of this salvage project. Mr. Wiktor has a meeting in February with Mr. Dingman from NY & LE Railroad in regards to this salvage

project which has been explored for the past two (2) years. The plans are to set-up a reserve fund with this salvage monies.

Mr. Wiktor also mentioned that New York and Lake Erie just received a Grant of \$900,000 to update and repair the rail line from Gowanda to South Dayton. This grant was awarded to the NY & LE Railroad in 2005 under George Pataki, the contract was just received last week. With this grant money NY & LE Railroad will reinstate the rail service to Setterstix in Cattaraugus, NY.

Mr. Wiktor advised the CCIDA Board that the 2011 Operating Budget was approved on December 29, 2010 with the condition that this additional income on the railroad salvage be added.

Mr. Wiktor also advised the CCIDA Board that the Audit field work would be started by RA Mercer the week of February 7, 2011 to conduct the 2010 Financial Audit of the CCIDA.

## **APPROVAL OF FINANCIAL REPORTS**

Mr. Fitzpatrick made a motion seconded by Joseph Eade to accept the December 2010 and January 2011 Financial Statement as prepared. All members approved. Motion Carried

## **EXECUTIVE DIRECTOR'S REPORT**

Mr. Wiktor advised the CCIDA Board that we recently were unable to keep a long time manufacturing firm in Cattaraugus County however, we were able to assist two manufacturing facilities in Cattaraugus County, Napoleon Engineering Services and SolEpoxy, Inc..

Mr. Wiktor advised the CCIDA Board in regards to a project update of Napoleon Engineering Services and SolEpoxy, Inc. which are two separate projects that the CCIDA was able to assist through the CCIDA mechanisms. Both of these firms are above their forecasts. SolEpoxy is approximately 30% to 40% above forecast and Chris Napoleon recently hired 4-5 engineers for his staff as a result of this project, which is above what was anticipated.

Mr. Wiktor also stated that we are currently in negotiations with another manufacturing firm and they should be coming to the CCIDA with an application in March 2011.

Mr. Wiktor asked the CCIDA Board approval for tuition assistance for accounting/bookkeeping classes for Sandy Andrews to assist with more in-depth accounting functions. The Board unanimously approved this expenditure. Mr. Eade stated that the expenditure for continuing education program is an excellent investment for the CCIDA.

Mr. Wiktor next did a brief recap of the 2011 NYSEDC Conference that was held in Albany. Mr. Wiktor felt that this was a very informative conference in regards to the discussions on the IDA

Tax, Empire State Development and various speakers. Mr. Wiktor also stated that there is a new head of the Empire State Development - Ken Adams, whom was a speaker at the NYSEDC Conference.

Mr. Wiktor next advised the board of the 2011 CCIDA Board Meeting schedule. The next IDA Board meeting will be held on **Tuesday, March 8th, 2011** at the **CCIDA offices** at **11:15 a.m.** .

**A Motion was made by Joseph Eade seconded by Brent Driscoll to go into a Capital Resource Corporation meeting.**

## **ADJOURNMENT**

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