

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

Tuesday, February 7, 2013

CCIDA OFFICE

**9 East Washington Street
Ellicottville, New York
10:00 a.m.**

Roll Call:

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Joseph Higgins
Mr. Salvatore Marranca
Mr. Gregory Fitzpatrick
Mr. Brent Driscoll

Members Excused:

Mr. Joseph Eade
Mrs. Crystal Abers

Staff:

Mr. Corey R. Wiktor - Executive Director

Mr. George Cregg, Jr. - *Hodgson Russ-CCIDA Counsel*

Guests:

Mr. Rick Miller - *Olean Times Herald*
Mr. Sam Wilson - *Salamanca Press*
Mr. John Thomas - *The Villager Newspaper*

Mr. Robert Strell - *Community Bank*
Mr. Kevin Hays - *Savarino Company/42 Jamestown LLC*
Mr. Timothy Greenan - *Savarino Company/42 Jamestown LLC*

Mr. Ken Hinman - *Ellicottville/Great Valley Trail*
Mr. Mark Alianello - *Ellicottville/Great Valley Trail*
Mr. Rick Manning - *Ellicottville/Great Valley Trail*
Mrs. Eva Potter - *Ellicottville/Great Valley Trail*
Ms. Jennie Acklin - *Ellicottville/Great Valley Trail*

CCIDA Chairman Thomas Buffamante called the meeting to order at 10:03 a.m. A roll call of the Board of Directors of the CCIDA was conducted - Mr. Eade and Ms. Abers were excused from the Board meeting (for prior engagements).

APPROVAL OF MINUTES:

A Motion was made by Joseph Higgins, with a second by Brent Driscoll to accept the minutes from the December 11, 2012 Board of Directors Meeting. Motion Carried.

APPLICATION (S):

Mr. Wiktor first introduced Mr. Robert Strell who is a Consultant/Real Estate agent that is representing Community Bank with their proposed redevelopment project. Community Bank recently submitted a Sale Leaseback Application and is asking the CCIDA to consider their application for the reconstruction of the former Ivers J. Norton Elementary School in Olean, New York. Community Bank is proposing to make a significant investment into the Olean Region that would create nearly 30-50 mid level management jobs within the next five years. This project will also include significant reinvestment/rehab work to their main location located at 201 Main Street in Olean, New York, thus adding to the retention of those current employees as well, making the building a “campus like” atmosphere. The total project amount is approximately \$5,000,000 (+,-).

Mr Wiktor mentioned that Community Bank is asking for Sales Tax abatement on the renovations to both the Ivers J. Norton Elementary School and the 201 Main Street property. Mr. Wiktor also stated that Community Bank asked the CCIDA to consider offering its ten year new construction Commercial PILOT on the Ivers J. Norton Elementary. Mr. Wiktor wanted to clarify that this property will be put back on the tax rolls in the City of Olean as it is currently on the Section 8 roll and thus not paying any taxes.

The CCIDA noted the significant investment of this project to the Olean Region and praised the efforts of the Leadership of Community Bank for their continued growth here in Cattaraugus County and the Southern Tier as a whole.

RESOLUTION(S):

A Motion was made by Brent Driscoll seconded by Joseph Higgins, **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF COMMUNITY BANK, N.A.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Mr. Marranca, and Mr. Driscoll voting yes. Mr. Eade and Ms. Abers were excused. Motion Carried.

A Motion was made by Mr. Marranca seconded by Mr. Driscoll, **RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO TAKE CERTAIN ACTION UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF COMMUNITY BANK, N.A.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Mr. Marranca, and Mr. Driscoll voting yes. Mr. Eade and Ms. Abers were excused. Motion Carried

A Motion was made by Mr. Fitzpatrick seconded by Mr. Driscoll, **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO SEND A LETTER TO THE CHIEF EXECUTIVE OFFICERS OF THE AFFECTED TAXING ENTITIES INFORMING THEM OF A PROPOSED DEVIATION FROM THE AGENCY'S UNIFORM TAX EXEMPTION POLICY IN CONNECTION WITH THE PROPOSED COMMUNITY BANK, N.A. PROJECT.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Mr. Marranca, and Mr. Driscoll voting yes. Mr. Eade and Ms. Abers were excused. Motion Carried

Mr. Wiktor then introduced Mr. Kevin Hays and Mr. Timothy Greenan from the Savarino Development Company in Buffalo, New York. The County of Cattaraugus IDA has received an application from 42 Jamestown, LLC, that asked the CCIDA to consider an application for the construction of a new medical office that will be constructed in the Village of Gowanda, New York. The applicant is looking to build a new one story 9,460 square foot facility to serve needs of mental health patients in the Tri-County Region. This site was home to the former Burger King Restaurant which will be razed for the construction of this new facility. This facility will serve adults 18 years of age and older from the Erie, Chautauqua and Cattaraugus Counties. This site will be used primarily to provide mental health services to adults needing socialization, vocational, and recreational activities. The Burger King has been closed and vacant since 1999.

There is a need for clinical and combined community services, expanding employment and consolidating services in a modern, LEED Silver certified building which will provide expanded

service, capacity, and efficiency. Streamlined services and increased efficiencies are expected to provide NYS taxpayer savings over the term of the lease.

The PILOT will provide municipality deferred but increased revenue replacing long vacant fast foot establishment and modern office space. The new facility will provide higher assessed value and be a stronger contribution to the character of the Village with more appropriate use and greater flexibility for future tenancies. The project will also bring new workers into the Village commercial core. The investment in the community will be \$1,820,369 in Building and Land costs with an additional \$659,337 in related construction/equipment /development costs for a Total project cost/investment of \$2,479,706. This project is expecting 19 new full time positions created/hired for the new clinic. This project will also utilize many area contractors and suppliers for the construction of this proposed project.

This practice will implement a variety of services that are not readily available to area residents. With the consolidation of area services over the past several years, this has put a strain on area residents to find local care.

Mr. Wiktor stated that the CCIDA would be offering a 10 Year New Construction -Commercial PILOT, N.Y.S Sales Tax Abatement and Mortgage Recording Tax (which all qualifies under our current Policy).

RESOLUTION(S):

A Motion was made by Mr. Higgins seconded by Mr. Fitzpatrick, **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 42 JAMESTOWN, LLC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Mr. Marranca, and Mr. Driscoll voting yes. Mr. Eade and Ms. Abers were excused. Motion Carried

A Motion was made by Mr. Marranca seconded by Mr. 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 42 JAMESTOWN, LLC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Mr. Marranca, and Mr. Driscoll voting yes. Mr. Eade and Ms. Abers were excused. Motion Carried

CCIDA Board Member Joseph Higgins next introduced various members/associates from the Ellicottville/Great Valley Recreational Trail Committee. Giving the presentation were Mr. Ken Hinman, Mr. Mark Alianello, Mr. Rick Manning-Professional Landscape Engineer, Ms. Eva

Potter, and Ms. Jennie Acklin. Mr. Higgins stated how Ellicottville is a major tourism destination, yet they currently lack in a trail system. Mr. Higgins stated that a lot of work has been done to date in regards to getting a multi-use recreational trail through Ellicottville. A new fund has been established with the Cattaraugus Region Community Foundation to assist in taking in donations that will be directed to the study and creation of the proposed Trail. Trails have multiple proven advantages for providing safe recreation for families, easy access to exercise for better health, personal enjoyment of the outdoors, and even as a traffic free way to commute to work, school and to shop at local businesses.

Prior to establishing a fund, the group met with Mr. Higgins, who was the Chair of the Allegeny River Valley Trail committee who shared his insight on constructing a trail as well as fundraising and providing for a trail's maintenance.

Mr. Higgins was also instrumental in the creation of the Community Foundation as a charter member.

Mr. Higgins stated that the main reason that the Ellicottville/Great Valley Trail members are here today is to seek IDA support with the creation of the Master Plan of the proposed trail network system. Mr. Higgins also mentioned that every meeting that he has attended, representatives from HoliMont Inc. and Holiday Valley have been in attendance. He stated that the interest is there with everyone that he has spoken to within the Community.

The NYS Budget Authority has limited the IDA's ability to donate, Mr. Wiktor stated that he would like to discuss this possibility with legal counsel before reaching a final decision.

FINANCIAL REPORTS:

Mr. Wiktor stated that RA Mercer has completed their field work for the 2012 CCIDA Annual Audit, the exit interview has also been completed. A "final" copy of the 2012 Audit will be ready for the March 19, 2013 CCIDA Board meeting for the Board Members consider adopting.

Mr. Wiktor also stated that a copy of the Audit Committee meeting minutes were included in the Board Packets, the Audit Committee meeting was held on December 19, 2012. Mr. Wiktor advised that an additional Audit Committee Meeting will be scheduled for sometime in March to discuss the 2012 Annual Audit draft prior to the March 19, 2013 CCIDA Board meeting.

A Motion was made by Salvatore Marranca with a second by Brent Driscoll to accept the Operating Statements for December 2012 and January 2013 as submitted. Motion Carried

Mr. Wiktor also mentioned that Phase II of the 4646 Genesee LLC Project funds have been received in the amount of \$14,210. This project is now fully closed.

Mr. Wiktor concluded that we had two additional recent project closings; HoliMont Inc.in

December of 2012 and ETJM (Good Times of Olean) in January 2013.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Wiktor discussed with the Board the CFA Grant process regarding local projects. A few area projects have been awarded here in Cattaraugus County. The CCIDA currently has a project in process that was awarded in this round of State funding.

Mr. Wiktor stated that a letter has been sent to Governor Cuomo regarding his proposal to cut IDA sales tax benefits(State portion). This letter identified how these tax cuts will cripple the projects currently in process and any future projects that may come to the IDA for sales tax benefits. Mr. Wiktor advised the CCIDA Board that one project in the works called and stated that if these tax cuts do go forward that it will be an added cost of \$600,000 to their project alone. Letters have been sent to Senator Young, Assemblyman Giglio, the County, the press, etc.

Mr. Wiktor advised the CCIDA Board that a 2012 Year End Recap/Update presentation and letter has been sent to all members of the Cattaraugus County Legislature. We have been providing this recap to the Cattaraugus County legislature for the past couple of years and it has been greatly received.

Mr. Wiktor attended the NYSEDC conference in Albany on Jan. 23 through Jan. 25th and stated that it was a very informative conference.

Mr. Wiktor next mentioned that the CCIDA sponsored a NYSERDA Energy Seminar on January 30, 2013 at the Bartlett Country Club. Mr. Wiktor also noted that all presentations of this event were e-mailed to the CCIDA Board. This event was free and open to the public, with roughly 40 people attending the event. Future events will be planned as well.

Mr. Wiktor stated that NY & LE Railroad ran a Christmas Train. A recap and magazine article were included in the Board packets. He also mentioned that there will be an upcoming train ride on Saturday, February 9, 2013. Mr. Wiktor also stated that he will be setting up something up with Mr. Dingman for the CCIDA Board for them to take an excursion with the NY&LE Railroad in the near future.

Mr. Wiktor stated that WestMont Ridge is planning a lot auction to be held on February 23, 2013. This auction is a key step in the proposed "WestMont Ridge" expansion.

Mr. Wiktor then discussed the dinner/conference put on by PMI of Buffalo & Erie in regards to Holiday Valley's New Lodge. The presentation was on the 9 month construction process from

razing the old main chalet to the construction of the new \$12 M - 66,000 sq. Ft. Ski lodge/conference center/banquet facility. This was an excellent event and presentation.

Mr. Wiktor discussed a few articles that were recently in the Buffalo Business First; “Cutco Corp. sharpens sales in Canada”, and a second article featured the former Louisville Bat facility - Sprague’s redevelopment/Adaptive reuse article, highlighting the success of the project. Buffalo Business First-”Who’s Building WNY 2013” had an article highlighting the success of the County of Cattaraugus Industrial Development Agency-Corey Wiktor.

Mr. Wiktor also discussed the Buffalo News article Prospects 2013 “Southern Tier Builds a Diverse Economic Base”, this article was featured in the Buffalo News on January 27, 2013.

Mr. Wiktor attended Mayor Witte’s “Executive Forum” held at Dresser-Rand on January 28, 2013 which consisted of a facility/plant tour, diner and executive roundtable. This too was an excellent event. I was very happy to be part of this event and discussion.

Mr. Wiktor also attended a Brownfield meeting with the BOA Consultants in Olean and the focus is on redeveloping the Brownfield Opportunity Area in and around Homer Street in the City of Olean. The clean-up of the Brownfields takes a considerable amount of time as in the case of Scott Rotary Seals which took approximately one year, however, to take a look at the new facility they have completed the clean-up process is well worth the time and investment in the community.

ADJOURNMENT:

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

The CCIDA Board of Directors meeting was adjourned at 12:00 p.m.

The next CCIDA Board of Directors Meeting: Tuesday, March 19, 2013 at 11:15 a.m.