

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**Thursday, February 13, 2014**

**CCIDA OFFICE**

**9 East Washington Street  
Ellicottville, New York  
10:21 a.m.**

**Roll Call:**

**Members**

**Present:**

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

**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. Mike John - MJ Painting Contractors  
Mr. Mike John III. - MJ Painting Contractors  
Mr. Nicholas Bohdanowycz - Four Mile Brewing LLC & Hellbender Development

Thomas Buffamante called the meeting to order at 10:21 a.m. A roll call of the Board of

Directors of the CCIDA was conducted. All Board were in attendance.

**APPLICATION:**

MJ Painting Contractor Corp. has asked the CCIDA to support its proposed project that consists of construction of three buildings (office addition, warehouse, paint shop) approximate total of 7,500 sq. Ft. Also, the proposed development of 299 Homer Street parcel with 30% green space, maple trees, landscaping beds, etc. **The total project investment for this project is \$528,500. This figure does not take into account the over \$1MM of clean up costs to the current site.**

Mr. Wiktor introduced Mr. Mike John and Mike John III to give a brief overview of their proposed project with the CCIDA. Mr. Mike John thanked the CCIDA Board for the opportunity to work with them on this exciting project. Mr. John mentioned that MJ Painting has received major contracts for 2013 and the future from Kinder Morgan that involves a multi-year General Service Agreement, National Fuel Supply Co. For a Master Service Agreement and Gas Field Specialists. Mr. John stated that MJ Painting is currently working at on going jobs to complete the interior of the Olean Federal Credit Union, refinish the complete exterior of SolEpoxy, along with completing the exterior of Stroehmann Bakeries, and work being completed for Dresser Rand in Olean which consists of turbines weighing between 9,600 lbs - 29,000 lbs to be sandblasted and painted at the MJ Painting shop.

Mr. Mike John discussed the changes that the MJ Painting business has been seeing with the increase with the gas pipeline business becoming a major part of their business. Mr. John stated that MJ Painting has recently purchased a “plural Component Rig” to apply epoxy coating for underground pipelines. This a major investment to expand their ability to do more and to meet our continually growing customer demands.

Mr. Wiktor stated that this project will allow the expansion of their Commercial, Industrial and Oil/Natural Gas Painting Services. Currently MJ Painting is conducting projects in the following States: New York, Pennsylvania, Ohio, West Virginia, and Kansas. Mr. Wiktor stated that this project will help preserve 26 Jobs that are currently employed by MJ Painting Contractor Corp. and will add roughly 5 new jobs as well.

**RESOLUTIONS**

A Motion was made by Gregory Fitzparick, seconded by Joseph Higgins **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 MJ PAINTING CONTRACTOR CORP.**

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

A Motion was made by Crystal Abers, 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 MJ PAINTING CONTRACTOR CORP.** A Roll Call vote was taken with Mr. Buffamante, Mr. Marranca, Mr. Higgins, Mr. Driscoll, Ms. Abers, and Mr. Fitzpatrick voting yes. Motion Carried

**APPLICATION:**

Four Mile Brewing & Hellbender Development has asked the CCIDA to support the proposed project that consists of the purchase of 202-10 E. Green Street I the City of Olean. The complex is comprised of two buildings; the first building at 202 E. Green Street will house the tap room, office and brewing facilities. This building is 6,380 sq. Ft. And was originally the Olean Brewing Company office and bottling house. The second building at 210 E. Green St. Is 18,744 sq. Ft. And will act as the cold storage and warehouse facility. The brewery itself will occupy 2,690 sq. Ft. Of the first building, with the other 4,106 sq. Ft. Occupied by the tap room and office. The tap room will have a total seating capacity of 60 persons. **The total project investment amount is \$854,000.**

Mr. Wiktor introduced Mr. Nicholas Bohdanowycz from Four Mile Brewing. Mr. Bohdanowycz stated that with no major delays the Four Mile Brewery is on track to open sometime in the fall 2014. During the first year of operations, the brewery will produce 1,500 barrels of beer and by its fifth year the three brewery partners hope to be producing between 5,000 to 6,000 barrels.

Mr. Bohdanowycz noted that New York has seen an explosion of breweries open during the last several years. In 2011, there were 51 breweries scattered across the State. Now, there are more than 130, with 100 classified as micro breweries, or commercial beer making operations that produce less than 15,000 barrels of beer annually. This project plans on creating 3-5 new positions and the brewery will also be utilizing local suppliers and contractors for the reconstruction of the project. This project has the potential to enhance and grow the tourist attractions/accommodations along with the manufacturing base in the County as well as sales tax revenues, with an increased real property tax value as well.

**RESOLUTIONS**

A Motion was made by Gregory Fitzparick, seconded by Crystal Abers **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 FOUR MILE BREWING,LLC AND HELLBENDER DEVELOPMENTS, LLC.**

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

A Motion was made by Brent Driscoll, 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 FOUR MILE BREWING, LLC AND HELLBENDER DEVELOPMENTS, LLC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Marranca, Mr. Higgins, Mr. Driscoll, Ms. Abers, and Mr. Fitzpatrick voting yes. Motion Carried

Mr. Wiktor next discussed the Resolution in front of the CCIDA Board, in regards to authorizing a refinancing of Casadent, LLC. (Valley View Dental). This project that was previously induced by the CCIDA Board in 2011 with a total investment of \$841,000. Dr. Porcello is planning to take advantage of the lower interest rates and shorter term on mortgages.

#### **RESOLUTION:**

A Motion was made by Brent Driscoll, seconded by Joseph Higgins **RESOLUTION AUTHORIZING THE EXECUTION BY COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN MORTGAGE AND RELATED DOCUMENTS IN CONNECTION WITH THE CASADENT, LLC PROJECT.** A Roll Call vote was taken with Mr. Buffamante, Mr. Marranca, Mr. Higgins, Mr. Driscoll, Ms. Abers, and Mr. Fitzpatrick voting yes. Motion Carried

Mr. Wiktor next presented to the CCIDA Board the Resolution of Commendation for Mr. Joseph K. Eade who was a CCIDA Board member since 1971. Due to health reasons, Mr. Eade had to resign from his position on the CCIDA Board in late December 2013. Mr. Eade's dedication and commitment to the CCIDA Board is second to none. Mr. Eade will be sadly missed by the CCIDA Board. He has been involved in \$1.4 Billion dollars of projects assisted by the CCIDA and attended over 240 meetings throughout his tenure. Mr. Eade was a very involved and active member on multiple boards throughout Cattaraugus County. We wish Mr. Eade and his wife Mary nothing but the best in the future. The Board will be presenting Mr. Eade a few tokens of their appreciation for his dedication and years of service.

#### **APPROVAL OF MINUTES:**

A Motion was made by Brent Driscoll, with a second by Joseph Higgins to accept the minutes

from the December 10, 2013 Board of Directors Meeting. Motion Carried.

### **FINANCIAL REPORTS:**

Mr. Wiktor reported to the CCIDA Board that the Annual audit (2013) field work has been completed approximately three (3) weeks ahead of schedule. Currently, RA Mercer is preparing the draft of the Annual Audit Report to present to the Audit Committee and to the CCIDA Board at the next meeting which will be March 18, 2014.

A Motion was made by Brent Driscoll seconded by Greg Fitzpatrick to accept the Audit Committee Minutes from December 19, 2013 held at the CCIDA Offices at 1:00 p.m.. **Motion Carried**

Mr. Wiktor mentioned that we received income (Income for services) from HoliMont Inc. and Holiday Valley in the amount of approximately \$31,259.00. Mr. Wiktor also stated that we are working on the closing documents for 16 Martha Street, LLC, which was approved in December 2013. This project will be closing in February, 2014.

Mr. Wiktor stated that the 2014 Budget was adjusted to take into account the salary increases for 2014 and the projected 2014 NYS Retirement billing.

A Motion was made by Brent Driscoll seconded by Greg Fitzpatrick to approve the revised Budget for 2014. **Motion Carried**

A Motion was made by Brent Driscoll seconded by Salvatore Marranca to accept the December 2013 and January 2014 Operating Statements for the County of Cattaraugus Industrial Development Agency as presented. **Motion Carried**

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

Mr. Wiktor states that each January he sends a Recap and Packet/Letter to the members of the Cattaraugus County Legislature. The 2013 Yearly recap and highlights of 2013 for the CCIDA & Cattaraugus County Economic Development Team were recently mailed to the members of the Legislature.

By Invitation, Empire State Development (ESD) will hold the Cattaraugus County Economic Development Summit- (2nd Annual) which is scheduled to be held on February 28, 2014 at the JCC Cutco Theater. Mr. Wiktor will give an update on this at the next CCIDA Board meeting.

Governor Andrew Cuomo "The State of the State's" job growth numbers stated that 380,000

private sector jobs have been added since 2010. New York is number two in jobs created since the recession. A handout summarizing this information was provided to the Board members.

A recent article noted that New York State has grown more slowly than the national average since Governor Cuomo took office.

Compared to most states, New York lost fewer jobs during the recession and recovered more quickly to previous employment levels.

Mr. Wiktor provided the IDA Board Members a recently published New York State Department of Labor local area report on unemployment statistics. The figures posted Jan. 29, 2014 by the DOL showed Cattaraugus County dropped from 7.3 percent to 7.2 percent in the month to month comparison (November to December) and number of unemployed decreased from 2,900 to 2,800. In December 2012, Cattaraugus County's unemployment rate was 9.1 percent and 3,700 were unemployed. The County has improved by nearly 1 % in the unemployment rate.

Mr. Wiktor asked for the CCIDA Board support/approval to become a member of the Buffalo Niagara Partnership. The IDA will sit on the Executive Committee of the CanAm Council. This Council focus on business development and commerce in Western New York and Southern Ontario. The membership fee for participation in this group would be a fee of \$1,500.00 - we do have this in our Budget and would ask that we make this membership fee on behalf of Cattaraugus County as a whole. Mr. Wiktor would also like to ask Buffalo Niagara Partnership to join us at a future Board meeting and give a 10 - 15 minute overview on their goals and objectives to assist Cattaraugus County.

Mr. Wiktor next discussed a letter from Governor Andrew Cuomo, titled "*2014 Executive Budget Highlights for Economic Development*". Governor Cuomo stated that some highlights of the Budget will include the potential to grow our state's economy and create jobs by providing an additional round of funding for the Regional Economic Development Councils and linking them with START-UP NY program to attract businesses from around the world, delivers on the promise of the "Buffalo Billion" and makes strategic capital investments in Upstate projects.

*Governor Cuomo Makes Global Trade a New Focus* - A very strong effort to expand trade will be led by Former Morgan Stanley CEO John Mack which will announce an effort to expand trade between New York companies and foreign countries. This new effort will be called Global NY and will focus on encouraging export deals between startup companies and foreign markets, as well as opening the startup program to foreign companies interested in establishing a branch of their business in New York State.

*Business First recently highlighted a proposal from Governor Cuomo, introducing a 0% Corporate Tax rate on Manufacturing to stimulate New York State's economy.* At the top of that list is an initiative to drop the corporate tax rate on manufacturers to zero percent. Officials say ending the corporate tax would aid some 4,300 manufacturing companies statewide. There is also a second proposal from Gov. Cuomo to lift Upstate manufacturers by reducing their property tax

rate by 20 percent.

Officials: “*Cattaraugus County sales tax receipts a good sign*” A recent Olean Times Herald Article noted that Cattaraugus County’s sales tax receipts increased by between 2.5 and 5 percent in 2013. This is a positive indication of increased economic activity within Cattaraugus County.

*Business First article on Who’s Building Western New York, article* noted Corey Wiktor and the CCIDA as being named to this list for two years in a row. This highlights the positive growth by the private sector in Cattaraugus County.

Mr. Wiktor stated that he attended the NYSEDC Conference on January 22 & 23, 2014 in Albany, NY . This annual conference was very informative and productive.

*REDC 2013 Awards - 2013 Regional Economic Development Council Awards*, Cattaraugus County faired quite well with several intricate projects being awarded grant money.

**ADJOURNMENT:**

A **Motion** to adjourn the CCIDA Board Meeting was made by Brent Driscoll, seconded by Salvatore Marranca. **Motion Carried.**

The CCIDA Board of Directors meeting was adjourned at 11:54 a.m.

**The next CCIDA Board of Directors Meeting: Tuesday, March 18, 2014 at 11:15 a.m.**