

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**Tuesday, July 23, 2013**

**CCIDA OFFICE**

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

**Roll Call:**

**Members**

**Present:**

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

**Member Excused:**

Mr. Salvatore Marranta

**IDA Staff & IDA Counsel:**

Mr. Corey R. Wiktor - Executive Director

**Guests:**

Mr. Chris Chapman - *Buffalo News*  
Mr. Rick Miller - *Olean Times Herald*  
Mr. Mike Randolph - *IBEW*  
Mr. John Thomas - *The Villager*  
Ms. Jann Wiswall - *Ellicottville Times*

CCIDA Chairman Thomas Buffamante called the meeting to order at 11:19 a.m. A roll call of the Board of Directors of the CCIDA was conducted, Mr. Marranca were excused from the Board meeting due to prior business engagements.

### **APPROVAL OF MINUTES:**

A Motion was made by Joseph Eade, with a second by Joseph Higgins to accept the minutes from the June 11, 2013 Board of Directors Meeting with noted changes. Motion Carried.

Mr. Wiktor first introduced the Mr. David Riley (General Manager) from HoliMont Inc. The CCIDA recently received a Sale Leaseback Application from HoliMont Inc., and has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider their application for the construction and installation of various items to the Resort. Mr. Wiktor stated that the complete Application was e-mailed to the Board for their review. Included within the Board Packets was the Project Summary sheet for this particular project, noting the total project amount of \$401,954. In addition to the Project Summary Sheet, the Cost-Benefit Analysis was also provided to each Board member for their review as well. Mr. Wiktor stated that this particular application has nothing to do with Phase I of the *WestMont Ridge* Project.

Mr. Riley first gave a general overview of the WestMont Ridge Project and the work that has been completed to date. Mr. Riley stated that roughly \$3 million dollars of infrastructure construction is being currently worked on/installed within Phase I. This infrastructure work is coming along nicely despite mother nature.

Mr. Riley stated that the application submitted for today's meeting is for the following items:

- Various air line/water line improvement for snow making
- Tower locations for better snow making
- Generator rebuild/various improvements made to generators for snow making - many phases involved for several years sewer/water/utilities for snow making
- Meadow chairs galvanized
- Ignition to upgrade for gas generators for snow making
- Various road repairs in and around resort and main chalet
- Main chalet bathroom renovations at Resort
- Construction of a log cabin/warming hut on the Cascade Chair

Mr. Wiktor stated that many local contractors and suppliers will be used for this project. This project will help maintain HoliMont as a top resort and insure its competitive position within the Ski Industry. At peak season, the resort employs 315+ employees in a FT/PT capacity. Mr. Wiktor stated that the benefit for this project is roughly \$32,000 and by law if the benefit is less than \$100,000 the CCIDA does not have to conduct a Public Hearing. We are combining the project application that was submitted in May 2013 (Phase I WestMont Ridge project) and this

proposed project into one closing, for purposes of saving the project applicant much time and money.

**RESOLUTIONS:**

A Motion was made by Gregory Fitzpatrick seconded by Joseph Higgins, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF HOLIMONT INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Higgins, Mr. Driscoll voting yes. . Mr. Marranca was excused, Ms. Abers was not present for this vote. Motion Carried. Mr. Buffamante did disclose that his firm does work for HoliMont, Inc. but has no connection or financial interest in this proposed project.

A Motion was made by Joseph Eade seconded by Joseph Higgins, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR HOLIMONT, INC. (THE “COMPANY”).** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Higgins, Mr. Driscoll voting yes. Mr. Marranca was excused, Ms. Abers was not present for this vote. Motion Carried. Mr. Buffamante did disclose that his firm does some work for HoliMont, Inc. but has no connection or financial interest in this proposed project.

Mr. Wiktor next reviewed with the CCIDA Board the Public Hearing Minutes, relating to the Hearing that was conducted for *Ontario Knife Company* on June 28, 2013 at the Franklinville Village Hall. There were 31 people in attendance at the Hearing. A vast majority of the people who were there, were employees of OKC, to show their support of this proposed project. Mr. Bob Breton, President of Ontario Knife Company, and also Mayor of the Village of Franklinville, was also in attendance and voiced his support for OKC investment and commitment to the Village and Region. The minutes from this Public Hearing were included within the Board packets for review and information. Ontario Knife Company is looking for an August/Septembet closing date with the IDA.

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

A Motion was made by Gregory Fitzpatrick seconded by Crystal Abers, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR THE ONTARIO KNIFE COMPANY (THE “COMPANY”)** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Higgins, Mr. Driscoll and Ms. Abers voting yes. Mr. Marranca was

excused. Motion Carried.

### **FINANCIAL REPORTS:**

Mr. Wiktor stated that we sold the CCIDA's last remaining parcel of land (Homer Street-Industrail Park) to ***MJ Painting Contractor*** in the amount of \$10,000. As per the agreement with the USDA, any property sold within the Olean Industrial Park the IDA must remit 70% of the sale proceeds back to the USDA. The CCIDA can retain 30% of the land sale for its related costs and services. The IDA also had income from Win Sum Ski Corp. for sales tax letters in regards to their 2013 Project in the amount of \$10,451. Additionally, the CCIDA also received \$750.00 (Application fee) from Ontario Knife Company. The total amount of income for June 2013 was \$14,201.

A **Motion** was made by Joseph Eade, seconded by Brent Driscoll to accept the Financial statements for June 2013 as prepared. **Motion Carried**

Next, Mr. Wiktor reviewed the Proposed/Adjusted 2013 Operating Budget with the CCIDA Board members. Mr. Wiktor explained that we increased the interest on accounts and included the O.I.P land sale to the proposed operating Budget. We were able to decrease seven (7) line item expenses and increased four (4) expense items.

A **Motion** was made by Thomas Buffamante, seconded by Crystal Abers to approve the adjusted 2013 Budget as proposed. **Motion Carried**

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

Mr. Wiktor discussed the Authorities Budget Office Annual Report released on July 1, 2013 which he e-mailed to the Board on July 12 th. Mr. Wiktor reviewed the pages and sections of the Report that specifically dealt with the CCIDA. A copy of the Report will also be on file at the IDA Office should anyone like to review the complete Report.

Mr. Wiktor then reviewed the Full Report on ***Comprehensive Reforms to Create Jobs and Grow Businesses in Your Community*** which was e-mailed to the Board on June 28th for their review. This Report was a synopsis relating to the various economic development initiatives that the NYS Legislature has enacted in 2013.

Also, a recently created/enacted economic development tool titled, "***START-UP NY***" was also discussed. A basic overview and write up of this program was given out to the Board for their information. We are currently working with the County and JCC with respect to this program.

Next, Mr. Wiktor discussed the ***New York State Department of Labor - PowerPoint***

**Presentation** . This Report noted current sectors of employment and labor statistics in Cattaraugus County that was e-mailed to the Board on June 26th.

Mr. Wiktor mentioned a recent article that discussed future trends of the Ending of Outsourcing. A recent article noted that a project that the IDA assisted in 2012 (4646 Genesee, LLC.-Adaptive Reuse Project) recently signed a new tenant. **Cuba Cheese Shoppe** is planning to open a store her in Ellicottville in early 2013.

Holiday Valley recently completed the installation an additional attraction (Climbing Forest) to the **Sky High Adventure Park**. This unique course is a one of the kind in the U.S. This will continue to draw visitors to the Resort during the summer months.

Mr. Wiktor drafted/sent a Support letter, S.5776 (Martins) regarding IDA support for retail businesses damaged in natural disasters. This is in response to the NYS Legislatures restriction on IDA's assisting "Retail" projects. This move/effort is being spearheaded by **NYSEDC**.

The **Good Times of Olean** Grand Opening was held on July 18, 2013 with a ribbon cutting and tours.

Mr. Wiktor also sent out a thank you to our landlord, Ellicott Development, for the landscaping and office repairs that were recently made. We have been advised that the painting of the house will be started the week of August 1st.

Mr. Wiktor also discussed the article on **Rebuilding New York's Economy- The Cost of Doing Business** which was a very eye opening article.

The annual **Cattaraugus County Planning Board Meeting** will be held on July 24, 2013 at The Good Times of Olean. Mr. Wiktor noted that if any Board Members wanted to attend the event, please let us know and we would be happy to get you a ticket.

**A Motion** to go into a CCCRC meeting was made by Thomas Buffamante seconded by Joseph Higgins. **A Motion** to accept the CCCRC Minutes from the June 11, 2013 meeting was made by Joseph Eade seconded by Joseph Higgins. **Motion Carried**. Mr. Wiktor noted that additional supplemental information has been received on the **Ellicottville-Great Valley Trail** project and will be included with the CRC Board Minutes as attachments.

**Motion** to go back into the CCIDA meeting was made by Joseph Higgins seconded by Joseph Eade. **Motion Carried**

#### **ADJOURNMENT:**

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

The CCIDA Board of Directors meeting was adjourned at 12:10 p.m.

**The next CCIDA Board of Directors Meeting: Tuesday, September 17, 2013 at 11:15 a.m.**