

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

Tuesday, July 24, 2012

**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
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. Rick Miller - *The Olean Times Herald*

Ms. Kathleen Martel - *Project Director Dream It, Do It*
Mr. David Johnson - *Director of Industrial Service - Chautauqua County
Chamber of Commerce*

Mr. West Long - *President- Good Times of Olean - ETJM Properties LLC*

Mr. Dennis Pezzimenti - *Representative - ETJM Properties LLC*
CCIDA Chairman, Mr. Thomas Buffamante called the meeting to order at 11:16 a.m. A Roll call of the Board of Directors of the CCIDA was conducted - Mr. Marranca and Mr. Driscoll were excused from the meeting.

APPROVAL OF MINUTES:

A Motion was made by Joseph Eade, with a second by Gregory Fitzpatrick to accept the minutes with corrections from the June 19, 2012 Board of Directors Meeting. Motion Carried.

Mr. Wiktor next introduced Ms. Kathleen Martel, Project Director for *Dream It - Do It*, Cattaraugus County along with Mr. David Johnson, who is the Director of Industrial Services Chautauqua County Chamber of Commerce/*Manufacturers Association of the Southern Tier*. The CCIDA Board welcomed both Ms. Martel and Mr. Johnson to give a brief powerpoint (handout) presentation to the CCIDA Board of Directors relating to *Dream It- Do It*.

Ms. Martel discussed that Dream It- Do It is a national program striving to recruit the Region's young people into family sustaining career opportunities in advanced manufacturing.

Manufacturers face shortages of qualified employees including skilled production workers, scientists and engineers. Young people today have a negative perception of manufacturing. This perception is reinforced by national media, regional economic challenges, the educational system and a lack of understanding of what manufacturing is about. Our education system is not producing students with the level of skills needed for today's advanced manufacturing.

In cooperation with the National Association of Manufacturers, the *Dream It- Do It* manufacturing careers campaign were first launched in Chautauqua County, grew into Cattaraugus and Allegany Counties and is now being expanded in to Erie and Niagara Counties.

Dream It- Do It is seeking any additional funding that maybe available through the CCIDA. Mr. Wiktor advised both Ms. Martel and Mr. Johnson that he would be back in touch with them as soon as possible in regards to funding, once the CCIDA Board had a chance to review their request.

Mr. Wiktor then next introduced Mr. Wes Long and Mr. Dennis Pezzimenti from ETJM Properties, LLC. Mr. Wiktor discussed the project summary sheet that gives an overview/outline of the project as a whole to the CCIDA Board. ETJM Properties, LLC is asking the CCIDA to consider inducing their proposed project that is to be built in Olean, New York. The Developer is proposing to construct a family oriented four season recreational facility which will include an 18(+)lane bowling alley, full bar/restaurant, meeting/conference rooms, a large outdoor concert venue, small banquet center/event center, volleyball courts, batting cages, putt-putt golf, etc. The developer will be constructing a 41,600 sq. foot building on the site.

This project is truly dynamic for the Region, considering that there isn't one like it in well over 60 miles. This will certainly compliment and more importantly add services and amenities that are lacking in the region. The total project cost/investment is \$5,750,000 with approximately 50 new positions to be created/hired within the first year. This project will also create 50 construction jobs and local labor and suppliers will be used whenever feasible during the project construction stage.

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 ETJM PROPERTIES, LLC.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers, Mr. Eade voting yes. Mr. Driscoll and Mr. Marranca were excused. Mr. Buffamante abstained. 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 ETJM PROPERTIES, LLC.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers, Mr. Eade voting yes. Mr. Driscoll and Mr. Marranca were excused. Mr. Buffamante abstained. Motion Carried

Mr. Wiktor next discussed the Public Hearing that was held on July 10, 2012 in regards to the HoliMont Inc. Project for 2012. There was no one was in attendance for this public hearing, nor did we receive any comments relating to the project prior to or after the scheduled Public Hearing. The only benefit sought for this project is for the abatement of Sales Tax on equipment purchases.

A Motion was made by Gregory Fitzpatrick seconded by Crystal Abers, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A CERTAIN COMMERCIAL PROJECT FOR HOLIMONT INC. (THE "COMPANY")** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Mr. Eade, Ms. Abers voting yes. Mr. Driscoll and Mr. Marranca were excused. Motion Carried

Mr. Buffamante disclosed that his firm (BWB) does limited work for HoliMont Inc. however, Mr. Buffamante's firm is not directly connected to this particular project nor has a financial interest in this proposed project.

FINANCIAL REPORTS:

Mr. Wiktor noted that the projected income is already ahead of budget and the expenses are in line with the budgeted amounts that were projected.

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

Mr. Wiktor next presented a Revised Budget that is given to the CCIDA Board each July to consider for adoption. Mr. Wiktor mentioned that we are being conservative with the projected income amounts for 2012. Currently there are three (3) projects in the “final closing stages”, meaning should they close, the CCIDA’s income would increase significantly. Mr. Wiktor also mentioned that some of our expenses have increased due to the CCIDA move that occurred in July of 2012. Additional bills have arrived as some of our expenses may see an additional increase, such as phone, etc.

A Motion was made by Crystal Abers seconded by Gregory Fitzpatrick to approve the adjusted budget for 2012 with changes recommended. Motion Carried

EXECUTIVE DIRECTOR’S REPORT:

Mr. Wiktor first discussed the moving process and outlining what has been accomplished since the original move in date which occurred in the first week of July 2012. Mr. Wiktor invited the Board members to walk around the office at the conclusion of the meeting to see how it looks.

Mr. Wiktor next discussed the *University of Buffalo report - Ellicottville Needs Assessment* which he sent to the entire Board, via e-mail. This report names various (5) redevelopment sites in the village of Ellicottville. The Report also outlined how the **CCIDA’s Adaptive Reuse Policy** plays a vital role in the redevelopment of the stated sites located within the Village. Currently, three of the five redevelopment sites mentioned in the report are currently being redeveloped within the Village of Ellicottville with the assistance of the CCIDA.

Mr. Wiktor next mentioned the passing of former IDA Board Member/Chairman Mr. Robert Potter. From 1983-2006, Mr. Potter served on the CCIDA Board. Mr. Potter was a true, genuine person who sought out the best for the County and its Businesses. He will be sorely missed. His dedication and wisdom to the CCIDA will never be forgotten.

Mr. Wiktor then passed out the newly created marketing brochure created for the *Cattaraugus*

County Economic Development Team. Copies are also located in the CCIDA Office.

Mr. Wiktor next advised the CCIDA Board regarding an update of the *Western Region Loan Corp. (WRC)* - This is a five County Loan Committee that Mr. Wiktor currently sits on. The WRC Loan Board recently submitted a CFA Application to Empire State Development with respect to a proposed Loan fund to help fund redevelopment projects in Villages, Cities, and Towns located in the 5 County makeup of the WRC. Mr. Wiktor stated that there is a great need for this type of funding throughout our Region. We hope to hear something my mid September on the possible award of up to \$5 Million for this potential loan fund.

Mr. Wiktor then asked the CCIDA Board what their thoughts were on having an Annual dinner meeting/tour? **The consensus was that we will conduct regularly scheduled Board Meeting on Tuesday October 23, 2012 at 11:15 A.M (as our October Board meeting). Further, we will also conduct the Tour/Annual Dinner on Tuesday October 23, 2012 as well. At this time we are thinking of a tour in the Olean area around 5:15 PM, with a dinner to follow.** Mr. Wiktor advised the Board that he would make some calls to set up the tour and get back to the board members via e-mail once details begin to firm up.

Mr. Wiktor also discussed the possibility of a train ride on the newly renovated New York & Lake Erie Tracks. We are looking to conduct this sometime in September.

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 12:45 p.m.

The next CCIDA Board of Directors Meeting: Tuesday September 18, 2012 at 11:15 a.m. at the CCIDA Offices.