

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**Tuesday, June 11, 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  
Mr. Salvatore Marranca  
Mr. Gregory Fitzpatrick

**Member(s) Excused:**

Mrs. Crystal Abers  
Mr. Brent Driscoll

**IDA Staff & IDA Counsel:**

Mr. Corey R. Wiktor - Executive Director

**Guests:**

Mr. Chris Chapman - *Buffalo News*  
Mr. Rick Miller - *Olean Times Herald*  
Mr. Kenneth Trbovich - *President/CEO*  
Mr. Robert Breton - *Vice President*  
Ms. Cari Jaroslowsky - *CFO/Treasurer/Secretary*  
Ms. Shiela Ransbottom - *Nussbaumer & Clarke*

CCIDA Chairman Thomas Buffamante called the meeting to order at 11:17 a.m. A roll call of the Board of Directors of the CCIDA was conducted Mr. Driscoll and Ms. Abers were excused from the Board meeting (for prior business engagements)

**APPROVAL OF MINUTES:**

A Motion was made by Joseph Eade, with a second by Gregory Fitzpatrick to accept the minutes from the April 23, 2013 and May 21, 2013 Board of Directors Meetings as submitted.  
Motion Carried.

Mr. Wiktor next introduced the representatives of the *Ontario Knife Company*, Mr. Kenneth Trbovich - *President/CEO*, Mr. Robert Breton - *Vice President* and Ms. Cari Jaroslowsky - *Treasurer/Secretary*. The IDA recently received a Sale/Leaseback application from Ontario Knife Company asking the CCIDA to support its proposed 28,000 ft. addition to their current manufacturing facility in the Village of Franklinville, New York. Ontario Knife Company is seeking the CCIDA's manufacturing PILOT and the NYS Sales Tax Abatement with respect to this project and expansion. This project will preserve the nearly 60 jobs and provide added investment to the Region. The total project cost is estimated at \$4,372,000.

Mr. Breton stated that as Mayor of Franklinville he would like to see the Ontario Knife Company grow within his Village to preserve and create jobs.

Ms. Jaroslowsky discussed the handout in regards to Ontario Knife Co., which is currently manufacturing a broad range of high carbon and stainless steel cutlery products sold to many segments of the commercial, governmental and industrial markets from its facility in Franklinville, NY. Also mentioned in the presentation, is that the current facility was built in 1902 and is in great need of expansion and modification to support the changes in manufacturing technology that is required to provide OKC with the ability to be competitive in the current market place. Most of OKC competitors have upgraded their manufacturing capabilities through investment in new equipment and process which enables them to produce at a lower cost. OKC still performs many operations on antiquated equipment and the production lay out of the facility impedes process flow. The plans are for OKC to move all production and shipping to one first floor operation and to cut time and expense off the process by introducing new equipment and work flow. In order to achieve this, OKC will need approximately \$4,000,000 in funding to add an approximate 25,000 sq. ft. expansion to the north side of the building and to reallocate existing operations from the second floor to the first floor as well as complete necessary improvements to the existing facility and upgrade equipment. The Executive Management at Servotronics/OKC believes that these changes are required in order for OKC to complete in the market.

The IDA Board offered its full support regarding this proposed project and commends the Leadership at OKC for making this significant investment into their facility.

**RESOLUTION(S):**

A Motion was made by Gregory Fitzpatrick 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 THE ONTARIO KNIFE COMPANY.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Higgins, and Mr. Marranca voting yes. Mr. Driscoll and Ms. Abers were excused. Motion Carried.

A Motion was made by Salvatore Marranca seconded by Joseph Eade, **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 THE ONTARIO KNIFE COMPANY.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Higgins, and Mr. Marranca voting yes. Mr. Driscoll and Ms. Abers were excused. Motion Carried.

Next Mr. Wiktor discussed the Public Hearing that was held on June 4, 2013 in regards to the WestMont Ridge (phase I) project being conducted by HoliMont Inc. The IDA conducted the public hearing at the Town of Mansfield Town Hall. The Resolutions for the Board to consider are in regards to the application we received from HoliMont and a subsequent special meeting that was conducted on May 21, 2013 for the \$2.8M WestMont Ridge Project. HoliMont Inc. is seeking sales tax abatement only on Phase I of the infrastructure of roads, sewer and water lines for the WestMont Ridge Development Project.

Mr. Wiktor also mentioned that he had a phone call in support of this project as well as the support from Supervisor Robert Keis in support of this project which will add substantial property tax revenue to the Township of Mansfield when the build-out is completed over a ten (10) year+ period.

**RESOLUTION(S):**

A Motion was made by Joseph Higgins seconded by Salvatore Marranca, **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, and Mr. Marranca voting yes. Mr. Driscoll and Ms. Abers were excused. Motion Carried. Mr. Buffamante did disclose that his firm does some work for HoliMont, but has no connection or financial interest in this project.

A Motion was made by Salvatore Marranca 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, and Mr. Marranca voting yes. Mr. Driscoll and Ms. Abers were excused. Motion Carried. Mr. Buffamante did disclose that his firm does some work for HoliMont, but has no connection or financial interest in this project.

### **FINANCIAL REPORTS:**

Mr. Wiktor discussed the April and May 2013 Operating Statements with the IDA receiving income in the amount of \$31,145 that relates to the HoliMont Inc. Chairlift Project. The IDA also had income of \$2,067 from Win Sum Ski Corp. Mr. Wiktor also mentioned that the Win Sum Ski Corp. Spring 2013 Project had a closing date of June 7, 2013.

Mr. Wiktor also stated that the one line item that was over budget was the real property taxes as we elected to pay our property taxes in one lump sum rather than escrow on a monthly basis. We have filed the NYS Real Property 412 A Form with the Assessors office, so going forward we will only be paying special district taxes on the current IDA Office as opposed to “full” taxes.

A Motion was made by Salvatore Marranca, seconded by Joseph Higgins to accept the Financial statements for the April and May 2013 as submitted. Motion Carried

### **EXECUTIVE DIRECTOR’S REPORT:**

Mr. Wiktor discussed the Annual Performance report for New York IDA’s - Fiscal Year Ending 2011 which was e-mailed to the Board on May 9, 2013. The main goal for IDA’s is to retain and create jobs, the CCIDA ranked very well in this category with the creation of 850 jobs from 2009 - 2011 and the cost per job was \$243 to taxpayers.

Mr. Wiktor stated that Governor Cuomo recently introduced a “Tax Free New York” proposed program, which gives tax free incentives for companies looking to construct facilities on SUNY Campuses, creating tax free zones.

Mr. Wiktor discussed the Regional Economic Development Council 3rd Round kick off with handout available.

The 2013 Economic Guide prepared by *Buffalo Niagara Enterprise* was e-mailed to the Board on May 2, 2013 also hard copies are available to those who would like one. Also available from Buffalo Niagara Enterprise is the Manufacturing Industry handout - Resource Guide.

In keeping with developing relationships with area Colleges and Universities - UB TCIE “Strategic Partnership Industrial Resurgence” we will be holding a roundtable conference in Cattaraugus County on July 25, 2013 further details will follow please see handout.

The New York & Lake Erie Railroad - NYSDOT Grant Application was submitted on May 20, 2013.

The *NW Quadrant Brownfield Opportunity Area (BOA)* draft report was e-mailed to the Board for their review on May 2, 2013 for their review.

The First Annual *Southern Tier Leadership Summit* will be held on August 8, 2013 at St. Bonaventure in conjunction with Leadership Cattaraugus, Mr. Wiktor is on the Committee that is working on putting this event together, if any CCIDA Board Member would like a ticket please let us know.

An *Exporter Forum* was held on May 23, 2013 in Buffalo, NY. Mr. Jeff Belt, President of SolEpoxy was a presenter at the Forum. Mr. Wiktor has put together a Resource Guide for companies to assist their thoughts and development for exporting goods and products.

The CCIDA has prepared a letter of Support, this information was sent to the CCIDA Board on May 30, 2013 in regards to *Erie-Cattaraugus Rail Trail* - (video presentation and website).

Mr. Wiktor also mentioned that the *Ellicottville Great Valley Rec. Trail* open house is being held June 11, 2013 from 4:00 p.m. To 7:00 p.m. at the Cooperative Extension Building.

The Winter 2012-2013 Ski Resort update and attendance numbers have been released, Win-Sum Ski Corp. surpassed previous years attendance record of 550,000, in addition, HoliMont had a great attendance year this past winter as well.

There will be an Allegany-Cattaraugus 2013 Job Fair that will be held on Friday June 28, 2013 at JCC Campus in Olean.

Mr. Wiktor advised the CCIDA Board that he recently had a very productive meeting in regards to the Community Bank Project which is still on the drawing board.

Mr. Wiktor also advised the CCIDA Board that he recently had a tour of the *Good Times of Olean* Project with Mr. West Long and stated how very impressed he is with this project and would like the Board Members to also take a look at the project if they have the time. Mr. Long advised Mr. Wiktor that he has revised his employment number which was originally 50 and he is currently looking to hire 150 people. This project also created several hundred local construction

jobs as well.

**A Motion** to go into **CCCRC Meeting** was made by Salvatore Marranca, seconded by Joseph Higgins to conduct a meeting of the CCCRC.

**ADJOURNMENT:**

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

The CCIDA Board of Directors meeting was adjourned at 12:35 p.m.

**The next CCIDA Board of Directors Meeting: Tuesday, July 23, 2013 at 11:15 a.m.**