

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

Tuesday, June 19, 2012

**CCIDA OFFICE
3 East Washington Street
Ellicottville, New York
11:15 a.m.**

Roll Call:

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Joseph Higgins
Mr. Salvatore Marranca
Ms. Crystal Abers
Mr. Gregory Fitzpatrick

Members Excused:

Mr. Joseph Eade
Mr. Brent Driscoll

Staff:

Mr. Corey R. Wiktor - Executive Director

Guests:

Mr. Nick Pircio - *The Villager Newspaper*

CCIDA Chairman, Mr. Thomas Buffamante called the meeting to order at 11:18 a.m. A Roll call of the Board of Directors of the CCIDA was conducted - Mr. Eade and Mr. Driscoll were excused from the meeting.

APPROVAL OF MINUTES:

A Motion was made by Salvatore Marranca, with a second by Gregory Fitzpatrick to accept the minutes as submitted from the April 24, 2012 Board of Directors Meeting. Motion Carried.

HOLIMONT, INC., :

HoliMont, Inc. presented an application, including a cost benefit analysis, to the Agency, requesting that the Agency consider undertaking a project consisting of the following: (A) (1) the acquisition of an interest in a parcel of land, which Land is part of the HoliMont Resort owned by the Company located on NYS Route 242, 6921 Fish Hill Road in the Town and Village of Ellicottville, Cattaraugus County, New York, (2) the construction on the Land of two (2) storage buildings containing in the aggregate approximately 7280 square feet of space, (3) the making of various improvements, renovations and upgrades, including, but not limited to, the water line, bathrooms and towers, and (4) the acquisition and installation therein and thereon of certain machinery and equipment and the replacement and/or upgrading of various items of equipment, including, but not limited to, groomer, flex tiller, snowmobiles, ranger, radios and uniforms, all of the foregoing to constitute the upgrading of the Resort

(B) the granting of certain “financial assistance” with respect to the foregoing, including potential exemptions from certain sales taxes. The CCIDA Board will consider the sale-lease back application for the potential of New York State Sales Tax Abatement on the purchase of goods and materials.

The total amount of the project/investment is roughly \$678,000

RESOLUTION(S):

A Motion was made by Greg Fitzpatrick seconded by Joseph Higgins, **RESOLUTION AUTHORIZING A PUBLIC HEARING REGARDING THE PROPOSED COMMERCIAL PROJECT FOR HOLIMONT, INC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers, Mr. Marranca voting yes. Mr. Driscoll and Mr. Eade excused. Motion Carried

Mr. Buffamante disclosed that his firm 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.

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

Mr. Buffamante disclosed that his firm 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

SPRAGUE'S WASHINGTON SQUARE LLC.:

RESOLUTION(S):

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

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 SPRAGUES WASHINGTON SQUARE, LLC. (THE "COMPANY")** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Mr. Marranca, Ms. Abers voting yes. Mr. Driscoll and Mr. Eade were excused. Motion Carried

WIN SUM SKI CORP., INC.:

RESOLUTION:

A Motion was made by Crystal Abers seconded by Salvatore Marranca, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR WIN-SUM SKI CORP. (THE "COMPANY").** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers, Mr. Marranca voting yes. Mr. Driscoll and Mr. Eade were excused. Motion Carried

Mr. Buffamante disclosed that his firm does limited work for Win-Sum Ski Corp. however, Mr. Buffamante's firm is not directly connected to this particular project nor has a financial interest in

this proposed project.

REVISION TO UNIFORM TAX EXEMPTION POLICY (Brownfield PILOT):

Mr. Wiktor reviewed with the CCIDA Board the Public Hearing Minutes that was held on June 12, 2012 at the Olean City Hall, no one was in attendance for this public hearing. Mr. Wiktor discussed that he has received several calls from elected officials and Developers in support of this change to the Uniform Tax Exempt Policy which would now include PILOT agreements for the use of NYSDEC Approved Brownfield sites within Cattaraugus County, the proposed new Policy calls for a 14 year program to encourage redevelopment on such sites.

A Motion was made by Joseph Higgins seconded by Salvatore Marranca, **RESOLUTION ADOPTING COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY'S UNIFORM TAX EXEMPTION POLICY.** A Roll Call vote was taken with Mr. Buffamante, Mr. Fitzpatrick, Mr. Higgins, Ms. Abers, Mr. Marranca voting yes. Mr. Driscoll and Mr. Eade were excused.

FINANCIAL REPORTS:

Mr. Wiktor discussed with the CCIDA Board that four (4) current projects are currently in the closing process stage, if all goes as planned, these projects should close over the next 8 weeks.

Mr. Wiktor also mentioned to the Board that we will be incurring some additional expenses that will be related to the upcoming move to the new location. The biggest expense that we expect to incur will be the moving of the phones/computers to the new location, along with the phone lines to be run inside the new location and also the phone lines to be installed from the pole to the actual house.

Mr. Wiktor also stated that he will be revising the 2012 Budget in the month of July, to be presented to the CCIDA Board for consideration to be adopted at the next meeting (July 24th).

A Motion was made by Gregory Fitzpatrick seconded by Salvatore Marranca to accept the Financial Reports for April and May 2012 as submitted. Motion Carried

EXECUTIVE DIRECTOR'S REPORT:

Mr. Wiktor discussed the alternative Energy Real Property Exemption Application which is the first received for the CCIDA-Homeowner installing Solar Panels, as per Policy adopted on June 7, 2011. This program is at no fee to the home owner, which allows the homeowner to capture benefits/tax credits through NYSERDA.

Mr. Wiktor then reviewed the 2010 Office of the New York State Comptroller - Annual

Performance Report on IDA's which was included the board packets. Mr. Wiktor reviewed the information with respect to the CCIDA's performance in 2010.

Mr. Wiktor advised the Board that we received the Buffalo Niagara Enterprise (BNE) 2012 Economic Guide also with their packets.

Mr. Wiktor stated to the Board that he received the "official" Lease from Ellicott Development that needs to be executed in regards to the leasing of the new property (office) located at 9 E. Washington Street. Mr. Wiktor advised that this lease option was discussed back at the March 6, 2012 meeting and it was agreed to commit to a five (5) year lease for the property at 9 E. Washington Street. A Motion was made by Mr. Eade seconded by Mr. Higgins to sign the five (5) year lease with Ellicott Development.

The CCIDA Board authorized Corey Wiktor to execute a lease on for the rental of the property at 9 E. Washington Street, Ellicottville for the purpose of moving the CCIDA offices to a new location for a period of five (5) years.

Mr. Wiktor then discussed a report that Camoin Associates published relating to a follow up response the 2% tax cap legislation in New York and the facts and myths associated with it, as it relates to PILOT's.

Mr. Wiktor stated that he recently attended the NYSEDC Conference in Cooperstown and had a direct meeting with Mr. David Kidera, Director of the Office of the Authority Budget. This meeting touched on IDA updates, yearly reporting, etc. and stated that it was very informative in regards to what the Authority Budget Office is looking for in the Paris Reporting process in regards to IDA's in New York State. The main item that is being looked at in Cattaraugus County is the jobs retained/jobs created and the cost per job.

2012-CFA Process- 2nd Round. Mr. Wiktor explained that he sits on two subcommittees for the Western Region-Applications are due by July 16th. Mr. Wiktor is currently assisting in the application submission on various projects for 2012.

ADJOURNMENT:

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

The meeting was adjourned at 12:17 p.m.

The next CCIDA Board of Directors Meeting: Tuesday July 24, 2012 at 11:15 a.m. at the new office location at 9 E. Washington Street.