

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY
BOARD MEETING
Tuesday, June 7, 2011
CCIDA OFFICE
3 East Washington Street
Ellicottville, NY
11:15 a.m.**

Roll Call:

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Salvatore Marranca
Mr. Joseph Eade
Mr. Brent Driscoll
Ms. Crystal Abers
Mr. Gregory Fitzpatrick

Members Excused:

Mr. Joseph Higgins

Staff:

Mr. Corey R. Wiktor - Executive Director
Mr. George Cregg, Jr. - Legal Counsel

Guests:

Mr. Peter Kreinheder - Ellicottville Brewing Co.
Mr. Jim Nau - Ellicottville Brewing Co.
Mr. Kevin Sheen - Everpower Wind
Mr. Rick Miller - Olean Times Herald
Ms. Wendy Sanfilippo - Cornell University Cooperative Extension

CCIDA Chairman, Mr. Thomas Buffamante called the meeting to order at 11:15 a.m.

Mr. Buffamante conducted the roll call, Mr. Joseph Higgins was excused from the meeting..

APPROVAL OF MINUTES

A Motion was made by Joseph Eade, with a second by Crystal Abers to accept the minutes from the April 19, 2011 Board of Directors Meeting with corrections. Motion Carried.

FINANCIAL REPORTS

Mr. Wiktor discussed with the CCIDA Board that we will be revising the CCIDA/CRC Budget for the July 26, 2011 Board Meeting. We are currently below budget on expenses side of the Budget and we are very close to the budget for the applications/fees.

Salvatore Marranca made a motion seconded by Gregory Fitzpatrick to accept the April and May 2011 Operating Statement/financial report as prepared. All members approved. Motion Carried

Mr. Buffamante next introduced Mr. Peter Kreinheder and Mr. Jim Nau from Kreinheder Properties LLC - Ellicottville Brewing Co. to give a brief overview of their project and the application they submitted. Peter Kreinheder went over - passed out sketches what he plans for the Ellicottville Brewing Co., he is proposing a large addition 14,000 sq. ft. two story addition to his existing brewery/restaurant which will include the following. A bigger beer garden/banquet rooms/conference type rooms for events, a new bottling line, more casks for manufacturing his beer-expanding the types of beers they make and a label machine - rebranding to "Ellicottville" Beer vs EBC.

Mr. Kreinheder's operation is heavily based off of tourism. He is planning to add more "themed weekends" which will help bring people to the town on non peak weekends, which are a huge success to the region and area hotel rooms. He will also have a "culinary teaching" aspect to work with BOCES and surrounding regions. There are many facets to this expansion project. Mr. Kreinheder plans to expand his brewery tours as well to the facility. This project is nearly \$2,000,000.00 and he has asked for the IDA benefits, sales tax, mortgage recording tax, PILOT etc. Mr. Kreinheder anticipates adding 23 jobs to the new facility.

RESOLUTION(s)

Motion was made by Joseph Higgins 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 KREINHEDER PROPERTIES, LLC.** A Roll Call vote was taken with Mr. Marranca, Mr.

Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried.

Motion was made by Salvatore Marranca 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 KREINHEDER PROPERTIES, LLC.** A Roll Call vote was taken with Mr. Marranca, Mr. Eade, Mr. Driscoll, Mr. Buffamante, Mr. Fitzpatrick and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried.

Mr. Buffamante next introduced Mr. Kevin Sheen-Vice President of Everpower to discuss the application from Allegany Wind LLC proposed project and application. Mr. Buffamante stated that this project will consist of 29 Wind Turbines in the Town of Allegany, NY and are requesting IDA Benefits for this project. Mr. Buffamante stated that all of the approvals from the Town of Allegany have not been completed at this time and that Mr. Sheen wanted to get the application to the CCIDA and start our process as soon as possible with anticipation of gaining the Town of Allegany's approval in the very near future.

Mr. Kevin Sheen stated that he recently met with Mayor Linda Witte from the City of Olean in regards to this project in the Town of Allegany. According to Mr. Sheen approximate the only part of this project that will be located in the City of Olean will be a portion of the 6.2 miles of buried transmission lines.

Mr. Wiktor made mention of the construction trailers that Everpower will be using as portable/mobile field offices not living quarters which was a misconception of some people in the City of Olean and the Town of Allegany. These construction trailers by no means will not take any monies away from the area hotels/motels in the City of Olean or the Town of Allegany.

Mr. Eade stated that he had been approached by several people in the area in regards to the proposed wind project and stated that most people are at 5 in a scale of 1-10 with mixed feelings and this majority are not affected in any way financially or in any other means by this project.

Mr. Sheen stated that the people in favor of this particular project have been up to this point very non vocal in regards to this project. Currently they are starting to speak up in favor of the project. Mr. Sheen advised the CCIDA Board that he anticipates approximately 70 full time jobs during the construction phase. Mr. Sheen also advise the Board that Everpower plans to use as many local contractors as possible during this phase of the project. Mr. Sheen advised the Board that Everpower spends approximately \$2 million a year in service for the turbines. When the project is complete there will be approximately 6 full time jobs created at the \$50,000 - \$60,000 per year range with benefits upon completion of this project.

Mr. Wiktor advised the CCIDA Board that no public hearing will be scheduled on this particular project until all of the final approvals have been granted by the Town of Allegany.

Motion was made by Salvatore Marranca seconded by Gregory Fitzpatrick, **RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR OF COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO HOLD A PUBLIC HEARING REGARDING A PROPOSED PROJECT OT BE UNDERTAKEN FOR THE BENEFIT OF ALLEGANY WIND LLC.** A Roll Call vote was taken with Mr. Marranca, Mr. Eade, Mr. Driscoll, Mr. Fitzpatrick, Mr. Buffamante and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

Motion was made by Joseph Eade seconded by Crystal Abers, **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 OT BE UNDERTAKEN FOR THE BENEFIT OF ALLEGANY WIND LLC.** A Roll Call vote was taken with Mr. Marranca, Mr. Buffamante, Mr. Fitzpatrick Mr. Eade, Mr. Driscoll, and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried.

Mr. Wiktor reviewed with the CCIDA Board the Adaptive Reuse Policy being proposed by the CCIDA to help mainly the small businesses in Cattaraugus County. Mr. Wiktor advised the CCIDA Board that a Public Hearing was held on June 1, 2011 at 11:00 a.m. in the Conference Room at the City Hall in Olean, NY and stated that no one attended this public hearing. Mr. Wiktor also stated that a letter of support for this Adaptive Reuse Policy was received from Iskalo Development Corp. whom is a developer in the Buffalo and does projects all over the State of New York.

Mr. Marranca commented that with the travels he does around the Cattaraugus he observes several abandoned buildings and feels that this is a great fit/tool for Cattaraugus County Industrial Development Agency to add to its overall package of benefits being offered.

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

Mr. Wiktor next discussed the Small Business Equipment Program which is designed to facilitate small businesses within Cattaraugus County. This Resolution covers applications received from a Small Business that have been qualified thru the Business Development Corp. to receive abatement on equipment only purchases thru the Cattaraugus County Industrial Development Agency.

Motion was made by Brent Driscoll seconded by Crystal Abers, **RESOLUTION AUTHORIZING IMPLEMENTATION OF THE AGENCY'S SMALL BUSINESS EQUIPMENT PROGRAM, INCLUDING AUTHORIZING CERTAIN DOCUMENTS RELATED THERETO AND DELEGATING AUTHORITY TO APPROVE APPLICATION AND EXECUTE DOCUMENTS RELATING THERETO.** A Roll Call

vote was taken with Mr. Marranca, Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Driscoll and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

Mr. George Cregg, Jr. Stated that the only applications that will come before the Executive Director, Corey Wiktor will be projects that have been approved by the Business Development Corp. Mr. Wiktor will report to the CCIDA Board each meeting in regards to which eligible projects will be receiving the tax exemption benefit.

Motion was made by Salvatore Marranca seconded by Joseph Eade, **RESOLUTION APPROVING POLICY REGARDING ELIGIBLE PROJECTS.** A Roll Call vote was taken with Mr. Marranca, Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Driscoll and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

Mr. Wiktor discussed the Straight Lease Policy with the CCIDA Board a copy of this Policy was provided for each board member for their review and comments prior to this meeting.

Motion was made by Brent Driscoll seconded by Gregory Fitzpatrick, **RESOLUTION APPROVING POLICY REGARDING STRAIGHT LEASES.** A Roll Call vote was taken with Mr. Marranca, Mr. Buffamante, Mr. Fitzpatrick, Mr. Eade, Mr. Driscoll and Ms. Abers voting yes. Mr. Higgins was excused. Motion Carried

Next Wendy Sanfilippo from WNY Energy Smart Communities Coordinator spoke in regards to the programs that NYSERTA offers in regards to the Allegany Wind LLC project being proposed by Everpower. NYSERTA is funding a fee in-home audit of energy use. Ms. Sanfilippo suggested anyone with questions to go to the Energy Star website for more information and application information, also brochures were left for us to hand-out to interested individuals.

EXECUTIVE DIRECTOR'S REPORT

Mr. Wiktor discussed his attendance at the "Economic Gardening Event" at the University of Pitt at Bradford on May 13, 2011.

Mr. Wiktor also advised the CCIDA Board that he has been invited to participate in an Economic Roundtable meeting with the Seneca Nation of Indians on June 23rd to discuss Economic Development in Cattaraugus County.

Mr. Wiktor reported on the status of the CRC Bond Issuance to the YMCA, this deal closed on May 18, 2011.

Mr. Wiktor discussed his attendance at the NYSEDC Annual Conference in Cooperstown on May 25 thru 27, 2011.

Mr. Wiktor advised the CCIDA Board that the Public Hearing for the final site plan for Bonaventure Square is on June 8th in Allegany.

Mr. Wiktor mentioned to the Board that the Annual Olean Clam Bake sponsored by the Greater Olean Chamber of Commerce is being held on June 8, 2011.

Mr. Wiktor gave a brief update in regards to the Cattaraugus County Economic Development team.

ADJOURNMENT

The next IDA Board meeting will be held on **July 26, 2011** at the **CCIDA offices** at **11:15 a.m.**

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