

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

June 7, 2016

**CCIDA OFFICE
11:15 a.m.
9 East Washington Street
Ellicottville, New York 14731**

Roll Call: -Taken-

Members

Present:

Mr. Thomas Buffamante -Chairman
Mr. Joseph Higgins
Mr. Gregory Fitzpatrick
Mr. Brent Driscoll
Mr. Michael Wimer
Mr. Matthew Keller
Mr. Joe Snyder

Excused:

CCIDA Staff:

Mr. Corey R. Wiktor, Executive Director

Presenters/Guests:

Mrs. Crystal Abers – *Catt. County Economic Development Planning & Tourism*

Mr. Rich Miller – *Olean Times Herald*

Mr. John Thomas – *The Villager*

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

A roll call vote of the Board of Directors of the CCIDA was taken and all board members were present.

APPROVAL OF MINUTES:

A Motion was made by Joseph Higgins, with a second by Brent Driscoll to accept the April 19, 2016 CCIDA Board Meeting Minutes (with minor corrections as presented and made) to the CCIDA Board. **Motion Carried**

A Motion was also made by Joseph Higgins, with a second by Brent Driscoll to accept the May 4, 2016 Special Board Meeting Minutes as presented to the CCIDA Board. **Motion Carried**

***NEW APPLICATION/PROJECT:**

-Win-Sum Ski Corp.: Win-Sum Ski Corporation has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider inducing their application for the purchase/construction of various improvement projects at the Resort. Win-Sum Ski Corp. will be adding several new automated snow guns, general slope work, improvement to the arrival and drop-off area of the Resort, various pieces of computer hardware/software (IT), new golf carts, new mowers for the golf course/slopes and general utility work and purchase to help maintain and improve the four-season Resort. They plan to make upgrades and improvements to the sky-high adventure park-terrain park.

Total Project cost/investment is \$1,000,000

This request is for sales tax abatement only, no PILOT or mortgage recording tax will be associated with this proposed project.

Mr. Wiktor mentioned that this project could provide 6/8 new positions created/hired over the next year. Local construction jobs will be employed for this project, with multiple Part Time positions created/hired as a result of these various projects. This project will also help preserve jobs and allow for future development at the resort. This project will help maintain Holiday Valley as a top resort and insure its competitive position. At peak season, the resort employs close to 900+ total employees (FT/PT/Seasonal)

Holiday Valley was hoping for a much larger project, however, because of the winter that we had they decided to scale back the project to approximately \$1,000,000. The good news is that they currently have a very busy wedding schedule with 53 weddings booked through the summer-fall season. They also have several corporate retreats booked for the summer months.

RESOLUTIONS:

A Motion was made by Michael Wimer, seconded by Joseph Higgins, **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 WIN-SUM SKI CORP.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, **Motion- Carried.** *(Mr. Buffamante did note that his firm has done work for Win-Sum Ski Corp. but has no financial interest or direct involvement in this proposed project. In addition, Mr. Wimer did note that the CCB has done work for Win-Sum Ski Corp. but has no financial interest or direct involvement in this proposed project.)*

A Motion was made by Brent Driscoll, seconded by Joseph Higgins, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF WIN-SUM SKI CORP. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion- Carried.** *(Mr. Buffamante did note that his firm has done work for Win-Sum Ski Corp. but has no financial interest or direct involvement in this proposed project. In addition, Mr. Wimer did note that the CCB has done work for Win-Sum Ski Corp. but has no financial interest or direct involvement in this proposed project.)*

***Projects in Process with the CCIDA:**

-Composite Panel Solutions:

Mr. Wiktor advised the CCIDA Board that a Public Hearing was held on May 12, 2016 at 9:30 a.m. at the Little Valley Town Hall, Little Valley, NY in regards to a project by Composite Panel Solutions Inc. (April 19, 2016 Application) There were 23 people in attendance at the Public Hearing. The majority of people in attendance were in favor of the Manufacturing Facility being slated for Little Valley, NY. However, a few people spoke in regards to wanting the facility in a different location/area.

Mr. Wiktor stated that this project is greatly supported by the Legion, Town of Little Valley, Village of Little Valley, and the Cattaraugus/Little Valley School District is for the project. There were three people who voiced concern with the proposed location, stemming from a issue with the Cattaraugus Little Valley Central School merger, which is an entirely different topic than what was being presented.

The American Legion is selling a 6.6 acre lot to Composite Panel Solutions Inc. for their use to construct an 80,000 sq. ft. manufacturing building on the land. The minutes have been transcribed and saved for anyone who would like to review them in the future.

Mr. Snyder asked about Composite Panel Solutions abandoning the current manufacturing facility that is in use. Mr. Wiktor stated that they are building a new facility because of the constraints that are limiting their growth in the old facility.

Composite Panel Solutions plan to put their old facility up for sale when the new building is ready to move into. The current facility is 50-60 years old and very limited as far as for adding on or building a new building on site. This is not a case of abandoning the building because of environmental issues or moving around the corner. They have researched several different sites and have made the decision to construct a new facility at a more accessible location.

Mr. Wiktor did mention that Composite Panel Solutions will continue to pay taxes on the old manufacturing site until it is sold.

A Motion was made by Brent Driscoll, seconded by Joseph Higgins, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF COMPOSITE PANEL SOLUTIONS INC. WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion- Carried.** *(Mr. Buffamante did note that his firm has done work for Composite Panel Solutions Inc. but has no financial interest or direct involvement in this proposed project. In addition, Mr. Wimer did note that Cattaraugus County Bank has done work for Composite Panel Solutions Inc. but has no financial interest or direct involvement in this proposed project.)*

A Motion was made by Brent Driscoll, seconded by Gregory Fitzpatrick, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR COMPOSITE PANEL SOLUTIONS INC. (THE “COMPANY”)** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion- Carried.** *(Mr. Buffamante did note that his firm has done work for Composite Panel Solutions Inc. but has no financial interest or direct involvement in this proposed project. In addition, Mr. Wimer did note that Cattaraugus County Bank has done work for Composite Panel Solutions Inc. but has no financial interest or direct involvement in this proposed project.)*

***Olean Lodging Partnership:**

A Public Hearing was held on May 23, 2016 at 11:00 a.m. in Room #119, Olean City Hall, Olean, NY (May 4, 2016 Application) for Olean Lodging Partnership. The minutes of the public hearing were included in your packets for review by the CCIDA Board. For the record, no outside comments have been received regarding this proposed project. This project is the changing of the Hampton Inn to a Holiday Inn Express. IDA Sales Tax and possible mortgage recording tax benefit will be available to the project. Benefits would be available on the rehabilitation (value added only) portion for a PILOT.

A Motion was made by Brent Driscoll, seconded by Michael Wimer, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF OLEAN LODGING PARTNERSHIP IS A “TYPE II ACTION” AND NO FURTHER ACTION IS REQUIRED UNDER SEQRA WITH RESPECT THERETO.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion – Carried**

A Motion was made by Brent Driscoll, seconded by Joseph Higgins, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR OLEAN LODGING PARTNERSHIP(THE “COMPANY”)**. A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion – Carried**

***Other Resolutions:**

Mr. Wiktor stated that we have three (3) previous projects that have requested extensions of sales tax letters. The sales tax letters when provided to the project have an expiration date on them. If the work is not completed and some invoices are dated after the expiration date then an extension must be obtained. Vendors will not accept a sales tax letter if the invoice date is after the expiration date of the Sales Tax Letter. The CCIDA in the past had the sales tax letters dated for a two (2) years expiration date. New York State is now requesting that the Sales Tax Letters be done with an expiration date of six months and this is just not realistic in Western New York.

#(1). MJ Painting Contractor Corp.:

Mr. Wiktor stated that Mike John from MJ Painting Contractor Corp. has requested an extension to his existing sales tax letter. This was a multi-year project because of the brownfield cleanup process.

A Motion was made by Joseph Higgins, seconded by Matthew Keller, **RESOLUTION AUTHORIZING THE EXECUTION BY COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN MODIFICATION AGREEMENT IN CONNECTION WITH THE MJ PAINTING CONTRACTOR CORP. PROJECT.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion – Carried**

#(2.) Four Mile Brewing:

Mr. Wiktor discussed that Four Mile Brewing is looking for an extension to the existing documents (sales tax letter extension). The developer is requesting an extension in regards to their multi phase construction project in Olean, New York. Four Mile Brewing is looking to purchase two (2) additional fermenting tanks for their brewing process and building a cold storage room.

A Motion was made by Joseph Higgins, seconded by Brent Driscoll, **RESOLUTION AUTHORIZING THE EXECUTION BY COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN MODIFICATION AGREEMENT IN CONNECTION WITH THE FOUR MILE BREWING, LLC AND HELLBENDER DEVELOPMENTS, LLC. PROJECT.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion – Carried**

#(3). Win-Sum Ski Corp.:

Mr. Wiktor discussed the Win-Sum Ski Corp. request for an extension to the existing documents (blanket sales tax letter extension) in regards to a 2015/2016 Capital Project. This resolution will be an amendment to the basic documents. This project was the renovation of the old Burger King to the Rental Management Office for Holiday Valley Reality.

A Motion was made by Brent Driscoll, seconded by Michael Wimer, **RESOLUTION AUTHORIZING THE EXECUTION BY COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY OF A CERTAIN MODIFICATION AGREEMENT IN CONNECTION WITH THE WIN-SUM SKI CORP. 2015/2016 PROJECT.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion- Carried.** *(Mr. Buffamante did note that his firm has done work for Win-Sum Ski Corp. but has no financial interest or direct involvement in this proposed project. In addition, Mr. Wimer did note that Cattaraugus County Bank has done work for Win-Sum Ski Corp. but has no financial interest or direct involvement in this proposed project.)*

The next item up was the adoption of uniform requirement of the 2015 IDA Reform Legislation – this item was discussed at the March and April CCIDA Board Meeting. Mr. Wiktor mentioned that in late December Governor Cuomo signed legislation requiring IDA’s to adopt new/revised policies. Some of the items they are requesting are new application, recapture policy – claw back policy, criteria for uniform evaluation of projects, and the uniform project benefit agreement. These items need to be adopted by June 15, 2016 and George Cregg, Jr. and Corey Wiktor have been working together to make changes where necessary. Several of the requirements had already been done by the CCIDA however they needed to be slightly revised to comply with the newly adopted reform legislation. The IDA will continue to make revisions to such policies going forward and welcome all comments and thoughts by the Board.

A Motion was made by Brent Driscoll, seconded by Joseph Higgins, **RESOLUTION AUTHORIZING THE ADOPTION OF (1) A UNIFORM CRITERIA POLICY FOR THE EVALUATION AND SELECTION FOR EACH CATEGORY OF PROJECTS FOR WHICH FINANCIAL ASSISTANCE WILL BE PROVIDED AND (2) OTHER REQUIREMENTS OF THE 2015 IDA REFORM LEGISLATION.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Snyder, Mr. Higgins, Mr. Driscoll, Mr. Keller, Mr. Wimer and Mr. Buffamante voting yes. **Motion – Carried**

FINANCIAL REPORTS:

A Motion was made by Gregory Fitzpatrick, seconded by Matthew Keller to approve the April 2016 and May 2016 Operating Statements as prepared. **Motion – Carried**

Mr. Wiktor stated that we had \$3,242 in income for April 2016 and \$1,551 in income for May 2016.

Mr. Buffamante stated that it looks like we are a little behind the budget for income through May 2016. Mr. Wiktor advised that there are several projects in the “approved/closing stage” with the IDA. Mr. Wiktor anticipates three to four project closings within the next few months that will result in additional income to the Agency.

Mr. Wiktor reviewed the prepared asset account statements of the Agency with the Board. All accounts were verified/confirmed balances on the Collateralized deposits through April 30, 2016 for all IDA Asset Accounts.

Mr. Driscoll suggested that we go for longer terms on the CD’s to pick up a little additional interest. Mr. Wiktor advised the Board that we often take the longest term available when renewing the CD’s. Mr. Keller suggested that we possibly invest in other type of accounts rather than CD’s. Mr. Wiktor advised the Board Members that we are very limited on how we can invest our money with George Cregg, Jr. doing a very good job advising us. We have also been requested by Board Members to keep the investments of the CCIDA locally. Mr. Higgins and Mr. Buffamante also asked if it was possible to purchase stock for investment purposes. Mr. Wiktor stated that it is legal for the CCIDA to invest in different manners however, in the past the Board has always been very conservative in their investment choices.

EXECUTIVE DIRECTORS REPORT:

New York State Department of Labor Report: By: John Slenker- Labor Market Analyst on Cattaraugus County. Yearly update and report prepared by the NYSDOL highlighting labor facts and figures. This is a very informative report that is distributed annually. This snap shot points out the employment levels, rates, trends etc. in the Southern Tier.

Buffalo Business First Article: “*Manufacturers – Southern Tier (The List)*”. A list of the top manufacturers in WNY. Some on the list are here in Cattaraugus County. Some of the local manufacturers who were on the list are Dresser Rand Co., Cutco Corp., Napoleon Engineering Services – (CCIDA Project). This is very exciting for Cattaraugus County.

2016 Manufacturing Awards: *Event held on May 10, 2016 7:30-9:30 a.m. at Salvatore’s Italian Gardens.* Please see the included handout for the award winners and Companies that were highlighted. One of the honorees for the 2016 Manufacturing Awards was Cutco Corp. for their Dream It Do It Program which was developed/implemented by Cattaraugus County.

NYSEDC: From: Brian McMahon “*Bill to expand prevailing wages to all projects receiving state/local funding on committee agenda*”. This has been a proposal around for many years, and would greatly impact /affect all business in NYS. This Bill is very troubling and would affect our CCIDA doing business in Cattaraugus County. This bill does have support in the Senate and Assembly and we will continue to lobby to both. This bill could make IDA benefits cost prohibitive as the result of mandating prevailing wages and would stifle a lot of business development in New York State.

New York State Business Council: Letter to New York State Assembly Speaker Carl Heastie announcing the creation of a “Temporary Commission To Review the State’s

Business Climate.” Please see the handout for further information in regards to some recommendations that the NYS Business Council would like to see adopted and changed.

Olean Times Herald Article: By: Rick Miller dated: 5-5-16 “*High-Speed Internet comes to rural Cattaraugus County*”. A recent article highlighting the expansion of high speed internet to rural parts of the County this is very exciting for the rural areas in Cattaraugus County.

Crystal Abers updated the Board that this is only one the first part of the application with Southern Tier West for high speed internet. This originated in Allegany County and was brought into Cattaraugus County. The next section will be into Perrysburg then onto Little Valley and Olean. The towers are up and will be activated within the next few months. Crystal also stated that they have been working with Southern Tier wireless for the Lyndon area and they are looking at other areas and how they can bring in high speed internet to those remote locations. This project is a work in process and has taken a considerable amount of time and years of diligence.

NYSEDC: dated: 5-25-16 “Steve Hyde Elected Chair of New York State Economic Development Council at 2016 Annual Meeting.” Mr. Hyde will be a great asset to the NYSEDC with his private and public sector experience and leadership. Corey Wiktor was also elected to the NYSEDC Board of Directors for a two year term as Area Director for WNY.

Buffalo Business First: dated: 5-24-16 by: “Kaleida widens footprint with pacts for Olean, Bradford hospitals.” OGH & Kaleida partnership, please see the attached article that highlights some news of this recent happening. Mr. Buffamante stated that Olean General Hospital has been looking at what is best for health care in the Southern Tier. Mr. Buffamante said that a lot of small rural hospitals have been closing down and Olean General wanted to make sure that they could provide the best services to the surrounding area. Kaleida will be the owner of the Olean General Hospital and Bradford Regional Hospital however local Management and local Board presence will be maintained at the Hospitals. This change will go a long way in keeping viable healthcare down here. This change will also bring physicians to the area which has been a problem both in Olean and Bradford. Kaleida will assist with recruitment of doctors that the two hospitals alone find difficult to do.

Olean Times Herald Article: By: Kate Day Sager “*Olean Business Development opens May 20, 2016*” *Community Foundation and Chamber of Commerce are moving in*”. OBI Building is OPEN! Great news!!

Job Fair: Job Fair at Good Times of Olean planned for Friday, June 17, 2016. Event held by the Cattaraugus-Allegany Workforce of New York. Employers, training providers and community service organization to recruit employees and highlight resources available to assist in job search efforts. This was very well attended event to showcase the area employers.

Jamestown Community College: Letter dated May 18, 2016 – invitation for Wednesday, June 15 at 7:45 a.m. in the Magnano Reception Room – JCC’s Cattaraugus County Campus. This will be JCC’s final President’s Roundtable presentation of the 2015-2016 academic year. This roundtable event will highlight the recent announcement of the Athenex project in Dunkirk, New York.

Senator Cathy Young’s Letter: Letter dated 5/2/16 This letter is an invitation to the event to be held at Holiday Valley Lodge on Thursday, May 19, 2016 for a formal dedication ceremony expanding the Western New York Southtowns Scenic Byway into Cattaraugus County.

Buffalo Business First Article: *dated: 5-21-16 “Former CEO of Cattaraugus County Bank now chairman of the board.”* Mr. Marranca in the news!

Olean Times Herald Article: *dated: 4-29-16 “Cattaraugus County Planning Board applauds efforts to retain Composite Panel Solutions.”*

Forbes Article: *“The Cities Creating the Most High-Paid Jobs, and Why they’re Good for Low-Wage Workers Too.”* A very compelling article!

ADJOURNMENT:

Mr. Wiktor stated he would like to close the meeting in remembrance and honor of Legislatures Mr. Weller and Mr. Lamberson.

A **Motion** to adjourn the CCIDA Board Meeting was made by Matthew Keller, seconded by Joseph Snyder at 1:00 p.m. **Motion Carried.**