

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**SPECIAL - BOARD MEETING MINUTES**

**Tuesday, May 21, 2013**

**CCIDA OFFICE**

**9 East Washington Street  
Ellicottville, New York  
9:00 a.m.**

**Roll Call:**

**Members**

**Present:**

Mr. Thomas Buffamante - Chairman  
Mr. Joseph Higgins  
Mr. Joseph Eade  
Mrs. Crystal Abers  
Mr. Gregory Fitzpatrick

**Member(s) Excused:**

Mr. Brent Driscoll  
Mr. Salvatore Marranta

**IDA Staff & IDA Counsel:**

Mr. Corey R. Wiktor - Executive Director

**Guests:**

Ms. Sue Quattrone - *HoliMont Inc.*  
Mr. Rick Miller - *Olean Times Herald*  
Mr. Chris Chapman - *Buffalo News*

CCIDA Chairman Thomas Buffamante called the meeting to order at 9:06 a.m. A roll call of the Board of Directors of the CCIDA was conducted Mr. Brent Driscoll and Mr. Salvatore Marranca were excused from the Board meeting (for prior business engagements)

**APPLICATION:**

Mr. Wiktor advised the CCIDA Board members that the IDA received a Sale-Leaseback Application from HoliMont Inc., on approximately May 9th. This application is in regards to the first of phase of the WestMont Ridge expansion project. Mr. Wiktor added that a copy of the Application, Cost Benefit Analysis, and Project Summary Sheet have were previously sent to each Board Member via e-mail for their review.

Mr. Wiktor discussed that a property auction was held on February 23, 2013 for the first series of lots. This particular project has been in the planning stages for the last several years, so it is very exciting to have the first phase being started on this wonderful project. Mr. Wiktor also stated that whenever possible local contractors are being utilized for this project which will bring a boost to our local economy. Mr. Wiktor also stated that approximately three (3) years down the road HoliMont Inc. Has plans to construct a 26,000 sq. Ft. new lodge which is also a public investment. Currently HoliMont Inc. employs approximately 240 - 250 in part-time seasonal positions. This new project will add value to the existing tax base to the town of Mansfield.

Mr. Wiktor introduced Ms. Sue Quattrone, of HoliMont Inc. to give the general overview of this particular project totaling \$2,800,000. This first initial phase will consist of infrastructure construction of roads, sewer, and water lines for the WestMont Ridge development. HoliMont will be breaking ground on this \$22 million dollar expansion project in the very near future. The WestMont Ridge expansion will include roughly 94 residential properties and 82 condominiums and ski-in and ski out access. They also plan on an expanded half-pipe, lighted terrain park, a new 26,000 sq. Ft. Day lodge, high speed detachable quad chair, expanded parking facilities and other improvement to the current main lodge. This is the most ambitious expansion the ski area has ever undertaken in its 50 year history. The CCIDA Board offered its full support to this very exciting project.

**RESOLUTION(S):**

A Motion was made by Joseph Eade 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 HOLIMONT INC.** A Roll Call vote was taken with Mr. Buffamante, Ms. Abers, Mr. Fitzpatrick, Mr. Eade, and Mr. Higgins voting yes. Mr. Marranca and Mr. Driscoll 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 project.

A Motion was made by Gregory Fitzpatrick seconded by Joseph Higgins, **RESOLUTION DIRECTING THE EXECUTIVE DIRECTOR OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY TO TAKE CERTAIN AUCTIONS UNDER ARTICLE 8 OF THE ENVIRONMENTAL CONSERVATION LAW IN CONNECTION WITH A PROPOSED PROJECT TO BE UNDERTAKEN FOR THE BENEFIT OF HOLIMONT INC.** A Roll Call vote was taken with Mr. Buffamante, Ms. Abers, Mr. Fitzpatrick, Mr. Eade, and Mr. Higgins voting yes. Mr. Marranta and Mr. Driscoll 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 project.

**ADJOURNMENT:**

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

The CCIDA Board of Directors meeting was adjourned at 9:26 a.m.

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