

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**Tuesday, October 23, 2012**

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

**Roll Call:**

**Members**

**Present:**

Mr. Joseph Higgins  
Mr. Joseph Eade  
Ms. Crystal Abers  
Mr. Gregory Fitzpatrick  
Mr. Brent Driscoll  
Mr. Salvatore Marranca

**Members Excused:**

Mr. Thomas Buffamante - Chairman

**Staff:**

Mr. Corey R. Wiktor - Executive Director

**Guests:**

Mr. Rick Miller - *The Olean Times Herald*  
Mr. John Thomas - *The Villager Newspaper*  
Mr. John Hare - *Supervisor, Town of Allegany*  
Mr. Jim Hitchcock - *Town Council Member, Town of Allegany*  
Mr. Diego Sirianni - *Empire State Development Corporation*

CCIDA First Vice Chairman Crystal Abers called the meeting to order at 11:15 a.m. A roll call of the Board of Directors of the CCIDA was conducted - Mr. Buffamante was excused from the meeting.

**APPROVAL OF MINUTES:**

A Motion was made by Joseph Eade, with a second by Joseph Higgins to accept the minutes from the September 18, 2012 Board of Directors Meeting. Motion Carried.

Mr. Wiktor next introduced Mr. John Hare, Supervisor Town of Allegany, New York and Mr. Jim Hitchcock - Council Member for the Town of Allegany. These gentleman are here to discuss verbal talking points as well as to update the CCIDA Board of Directors with respect to the proposed Allegany Wind, LLC project in the Town of Allegany, NY. This project plans to construct 29 Wind turbines in the Town of Allegany, NY. Mr. Hare stated that the lawsuit court case was dismissed on September 6, 2012 (which was originally filed by the Concerned Citizens of Cattaraugus County in 2011) and the monies (portion of Host Community Agreement) promised to the Town has still not been received by the Town of Allegany.

Mr.Hare wanted to update the CCIDA Board with respect to the timeline of the lawsuit that was pending and the impasses that this proposed project has faced. The IDA Board was appreciative to hear the updates and presentation. As stated by the IDA, little has transpired on this proposed project since its inducement by the IDA.

Mr. Wiktor stated that the CCIDA will not deviate from it's current uniform wind policy without the written consent of all three (3) impacted taxing jurisdictions. This message has been stated from day of this or any potential wind project.

Mr. Wiktor then reviewed the Public Hearing minutes from the hearing held on October 11, 2012 at the King Memorial Library in Machias for *The Woods at Bear Creek, LLC* project requesting sales tax abatement and mortgage recording tax abatement on the first phase which is undertaking the renovation of the cabins that are already in place. For the record no one was in attendance at the public hearing and no written or oral comments were received prior or after the Public Hearing.

**RESOLUTION(S):**

A Motion was made by Salvatore Marranca seconded by Joseph Eade, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF THE WOODS AT BEAR CREEK, LLC WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.** A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Marranca, Mr. Higgins, Ms. Abers, Mr. Eade, Mr. Driscoll voting yes. Mr. Buffamante was

excused. Motion Carried

A Motion was made by Joseph Eade seconded by Joseph Higgins, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR THE WOODS AT BEAR CREEK, LLC (THE “COMPANY”)**. A Roll Call vote was taken with, Mr. Fitzpatrick, Mr. Marranca, Mr. Higgins, Ms. Abers, Mr. Eade, Mr. Driscoll voting yes. Mr. Buffamante was excused. Motion Carried

Mr. Wiktor advised the CCIDA Board that a Governance Committee meeting was held on September 28, 2012, Minutes of the meeting have been provided for Board Member review.

**Mrs. Crystal Abers proposed to the CCIDA Board the listing of the 2013 CCIDA and CRC Slate of Officers to be as follows:**

**Officers of County of Cattaraugus Industrial Development Agency & the Capital Resource Corporation:**

**Chairman:** Mr. Thomas Buffamante  
First Vice Chairman: Mr. Joseph Higgins  
Second Vice Chairman: Mr. Salvatore Marranca  
Secretary: Mr. Gregory Fitzpatrick  
First Assistant Secretary: Mr. Brent Driscoll  
Treasurer: Mr. Joseph Eade  
Director: Ms. Crystal Abers

**CCIDA Audit Committee:**

**Chairman:** Mr. Gregory Fitzparick  
Mr. Thomas Buffamante  
Mr. Brent Driscoll

**CCIDA Governance Committee:**

**Chairperson:** Ms. Crystal Abers  
Mr. Joseph Eade  
Mr. Joseph Higgins  
Mr. Salvatore Marranca

Mr. Higgins made a motion to accept the Slate of Officers as presented for both the CCIDA and the CRC, the motion was seconded by Mr. Marranca. Ms. Crystal Abers so moved that this slate

of officers be duly elected to serve both the CCIDA and the CCCRC.

### **FINANCIAL REPORTS:**

A Motion was made by Joseph Eade seconded by Salvatore Marranca to accept the Financial Reports for September 2012 as submitted. Motion Carried

Mr. Wiktor mentioned that our expenses are below budget and our income is above the forecasted amount by approximately \$64,000 (as of date of the Oct. Bd. Meeting). We also had one closing in October which was *Ellicottville Brewing Company* which amounted to \$18,000 income. Two additional projects are in the closing stages at the current time which are *ETJM Properties LLC. (Good Times of Olean)* and also *HoliMont Inc.* are in the closing stages.

Mr. Wiktor then went over the proposed Operating Budget for 2013, which was presented to the CCIDA Board Members. Mr. Marranca made a motion to approve the 2013 Proposed Operating Budget for the CCIDA as presented, the motion seconded by Mr. Fitzpatrick. This proposed Operating Budget will now be sent to the Cattaraugus County Legislature for their review (30 days to comment & review). Motion Carried.

### **EXECUTIVE DIRECTOR'S REPORT:**

Mr. Wiktor mentioned that included in the CCIDA Board packets is a copy of the 2013 schedule of Board Meetings for the CCIDA.

Mr. Wiktor stated that the annual CCIDA Tour and Dinner will be tonight at 5:00 p.m. We will meet at *SolEpoxy, Inc.* for the annual tour with dinner to follow at Bartlett Country Club.

Mr. Wiktor mentioned that an article in *Northeast Ski Magazine* ranked Holiday Valley #6 in the East Coast. This is a great accomplishment for Holiday Valley, especially coming off a very mild and often snow less winter, that we had last yea. The entire Board of Directors and Staff would like to congratulate Holiday Valley on their continued great success.

Mr. Wiktor advised the CCIDA Board that he recently attended the Grand Opening for *Scott Rotary Seals*, which was a great event and very well attended. Mr. Scott mentioned to Corey that without the CCIDA 15 year-PILOT Abatement that the business would probably have been moved to the State of Minnesota.

Ellicottville Mountain Valley News had a nice article regarding *Sprague's Washington Square LLC*. Project. This project was a perfect fit for our recently developed Adaptive Reuse Policy.

Mr. Wiktor also provided in the Board Members packets a letter and presentation to N.Y.S Senator Young's office regarding thoughts and ideas to rehab additional parts of the Railroad by Mr. Robert Dingman.

Mr. Wiktor advised the Board that on October 15, 2012 he attended an Adaptive Reuse Workshop in Buffalo and gave a brief CCIDA presentation-update on the positive effects of our IDA having this policy.

Mr. Wiktor discussed Dal-Tile in regards to the letter from Senator Catharine M. Young/various Channel 2 News articles.

Mr. Wiktor also mentioned that *Southern Tier Gets Branded* - Southern Tier West - Local Foods branding initiative.

Mr. Wiktor then discussed with the CCIDA Board the *Western New York Regional Economic Development Council* - regarding updates/project listings, and subcommittee report.

Mr. Wiktor mentioned that Cattaraugus County Legislative Assistant Mrs. Karen Burr retiring.

Mr. Wiktor next discussed several projects in the works and a brief update on Economic Development.

Mr. Wiktor next introduced Mr. Diego Sirianni, *Empire State Development* who had a few comments in regards to the Dal-Tile closing. Mr. Sirianni stated that each and every agency did their very best to keep this business in Cattaraugus County. Mr. Sirianni stated that he would be here for all of Cattaraugus County whenever needed.

Mr. Wiktor briefly mentioned *MeriTool Co.* which recently purchased the Luminate facility in Salamanca and will be moving the business from Ellicottville to Salamanca in late November. The IDA brought in Buffalo Niagara Enterprise and Insyte Consulting to help and assist their business development needs.

#### **ADJOURNMENT:**

Mr. Eade made a motion to go into executive session seconded by Mr. Higgins.

Mr. Eade made a motion to return from executive session seconded by Mr. Higgins.

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

The meeting was adjourned at 12:30 p.m.

**The next CCIDA Board of Directors Meeting: Tuesday December 11, 2012 at 11:15 a.m.**