

**COUNTY OF CATTARAUGUS  
INDUSTRIAL DEVELOPMENT AGENCY**

**BOARD MEETING MINUTES**

**September 15, 2015**

**CCIDA OFFICE**

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

**Roll Call:**     **-Taken-**

**Members**

**Present:**

Mr. Joseph Higgins – Vice Chairman  
Mr. Brent Driscoll  
Mr. Gregory Fitzpatrick  
Mrs. Crystal Abers  
Mr. James Boser  
Mr. Michael Wimer

**Excused:**

Mr. Thomas Buffamante – Chairman

**CCIDA Staff:**

Mr. Corey R. Wiktor – Executive Director  
Mr. Gregory Sehr, Upstate Consultants, LLC. (IDA Consultant)

**Presenters/Guests:**

Mr. Rick Miller – *Olean Times Herald*  
Mr. John Thomas – *The Villager*  
Mr. David Riley – *HoliMont Inc. – President*  
Mr. Susan Quattrone – *HoliMont Inc. - Controller*

Vice -Chairman Joseph E. Higgins 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.

**APPROVAL OF MINUTES:**

A Motion was made by Michael Wimer, with a second by James Boser to accept the minutes from the July 21, 2015 Board of Directors Meeting with corrections. **Motion Carried.**

Mr. Wiktor first introduced Mr. David Riley, President of HoliMont Inc. and Mrs. Sue Quattrone Controller of HoliMont Inc. Mr. Riley explained the scope of the proposed project that HoliMont Inc. is planning for the 2015-2016 Ski season. One of the major components of the project will be to move the beginners lift area to the West Mont Ridge Area which is expected to take approximately two (2) years to complete. There will be a new training area for new skiers “terrain based training” with additional features being added/built in the ski school area. The sale of lots in the West Mont Ridge Area has been very good with a total of 20 lots being sold out of 31.

**HoliMont Inc.** – HoliMont Inc. has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider their application for the construction and installation of various items to the Resort that include upgrades/machinery for the 2015-2016 Ski Season, waterline replacements to upgrade and improve snowmaking, purchase new generators, relocate beginner lift, wetland improvements, lift hut improvements and West Mont Ridge work to be continued. **The Total project investment amount is \$472,388.**

A Motion was made by Crystal Abers, seconded by Michael Wimer, **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. Higgins, Ms. Abers, Mr. Boser, Mr. Fitzpatrick, and Mr. Wimer voting yes. Mr. Buffamante and Mr. Driscoll were excused. **Motion- Carried.**

A Motion was made by Gregory Fitzpatrick, seconded by James Boser, **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 HOLIMONT, INC.** A Roll Call vote was taken with Mr. Higgins, Ms. Abers, Mr. Boser, Mr. Fitzpatrick, and Mr. Wimer voting yes. Mr. Buffamante and Mr. Driscoll were excused. **Motion- Carried.**

**7 Washington Street, LLC** – 7 Washington Street, LLC has asked the County of Cattaraugus Industrial Development Agency (CCIDA) to consider their application for the reconstruction and renovation of the “ 1887 School Building” that is located in the heart of the Village of Ellicottville, New York. The former school building has lacked a solid base of tenants for years, and has faced many economic and physical challenges over the years. The CCIDA has offered our Adaptive Reuse Program to help assist this vital project and to help see it go forward. The CCIDA has only considered offering the NY Sales Tax Abatement program and the Mortgage Recording Tax Abatement program relating to this proposed project. No PILOT will be offered. **The Total project investment amount is \$3,916,500.**

The proposed project is for the complete renovation and improvement of the former 1887 school building into Condominiums. The developer is proposing to reconstruct the former school into “walkable” Condominiums. For this to happen, aggressive renovations are necessary. In sum, the interior of the building will go through an extensive renovation which will include all new HVAC, new roof, under- ground parking, complete build out of the units, etc. The site requires only some very minor exterior work/the footprint of the improvements on the project site will be unchanged. The site consists of roughly 19, 200 sq. feet.

A Motion was made by Crystal Abers, seconded by Michael Wimer, **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 7 WASHINGTON STREET, LLC.** A Roll Call vote was taken with Mr. Higgins, Ms. Abers, Mr. Boser, Mr. Driscoll, Mr. Fitzpatrick, and Mr. Wimer voting yes. Mr. Buffamante was excused. **Motion- Carried.**

A Motion was made by Brent Driscoll, seconded by Gregory Fitzpatrick, **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 7 WASHINGTON STREET, LLC.** A Roll Call vote was taken with Mr. Higgins, Ms. Abers, Mr. Driscoll, Mr. Boser, Mr. Fitzpatrick, and Mr. Wimer voting yes. Mr. Buffamante was excused. **Motion- Carried.**

### **FINANCIAL REPORTS:**

A Motion was made by James Boser, seconded by Greg Fitzpatrick to accept the July and August 2015 Operating Statements for the County of Cattaraugus Industrial Development Agency as presented. **Motion- Carried.**

Mr. Wiktor stated that we have several projects that are in the closing stages, they are Mazza Mechanical Services, Olean Gateway, LLC, Totaline Development LLC, and Premo Limousine . All of these projects should close sometime in September or October 2015.

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

**Olean Times Herald Article:** By: Rick Miller published on August 2, 2015. "*Cattaraugus County IDA's shortline Railroad seeks rehabilitation funds.*" The CCIDA and the NY & LE Railroad have submitted a NYS DOT Grant Application for funds to work on the line. The CCIDA and Mr. Robert Dingman had considered submitting for a consolidated funding application (CFA) to the state for a wider and more long-term project currently under review, but it was considered too complicated and the timing wasn't right stated Wiktor. Talks continue with the Erie County IDA and Chautauqua County IDA on future projects leading to a 75 mile regional rail corridor that could be utilized for passenger service.

All sides have been working to see if they can bring some state and federal money into this project, they have been working with Southern tier West on this. Several support letters from local officials have been sent to the NYSDOT in support of this project. We did submit a NYSDOT Grant Application in late August 2015.

**Buffalo Niagara Partnership:** Mr. Wiktor discussed the CanAm Council Operation Plan and also mentioned in the discussion related to Mr. Wiktor being named Chairman of the CanAm Council for the 2015/2016 year. Mr. Wiktor discussed the action plans, planned meetings and events for the coming year.

**Olean Times Herald Article:** By: Rick Miller published August 13, 2015 "*Cattaraugus County Farm Trail leading visitors to area's fields and barns.*" A very interesting article in regards to the County's Farm Trail and the number of working farms that are located on this trail. Ms. Crystal Abers stated that "Agriculture is the county's largest industry". Ms. Abers discussed the CCAgHelp.Com website that has been set up and also the brochure that has been put together which highlights the nearly 50 farms expressing interest in the visitors program.

Mr. Wiktor also handed out pamphlets "*Cattaraugus County Farm Trail*" this is an excellent County Marketing Guide. Kudos to Crystal Abers and her staff at the Cattaraugus County Economic Development Planning & Tourism Department on a great job in regards to this new Guide.

**WILMA Woolly Bear Weekend:** This yearly event will be held at the Cattaraugus County Fair Grounds on October 24 & 25, 2015. This event is centered on locally made items from artisans, crafters, and manufacturers, everything is made right here in Cattaraugus County. This is a growing event that is getting more interest and participation each year. Admission is Free and the event runs Saturday 10 – 5 and Sunday 11 – 3.

**Olean Times Herald Article:** By: Christopher Michel published September 1, 2015 "*Schumer \$4 Million federal grant brings good news for area Dresser-Rand Plants*" This is great news for a major employer in the City of Olean and also for Cattaraugus County. This federal funding could mean new jobs at the Company's facilities in Olean, Wellsville, and Painted Post stated the US Sen. Charles E. Schumer.

**Olean Times Herald Article:** By: Christopher Michel published September 1, 2015. – “*Olean Top Third of places to start a business*”– Kudos to the City of Olean for this ranking. Excellent timing with the proposed Business Incubator project in the City of Olean. This study comes from NerdWallet.com a San Francisco based financial analysis website. This study found that Olean has 1,196 businesses that each earn an average revenue of \$1.2 million. The city’s unemployment rate is at 6.3 percent.

**Olean Gateway Project News:** Ground has been broken in regards to this transformation project in Olean that the IDA is thrilled to be a part of. Olean Times Herald Article by Rick Miller published August 25, 2015. Crews were working to excavate at the site of Olean Gateway, a \$15 million development where a hotel and retail plaza will be constructed. The project is slated for completion by 2020, in phases.

**Larry Sorokes** - July 31, 2015, Mr. Corey Wiktor has been appointed to the Olean Business Development Corp. Board. Mr. Wiktor is very honored to be part of this Board and helping with various projects within Cattaraugus County. The last meeting that Mr. Wiktor attended was held on September 9, 2015 at 4:00 p.m. in Olean, New York.

**Buffalo Business First Article** – By: David Bertola published on August 5, 2015. “*One year after ground breaking, Ontario Knife adding jobs.*” This is very good news for a local employer and a recent CCIDA expansion project in Franklinville, New York. The Company, founded in 1889, has a five year plan to consolidate operations into one building and one floor while investing in updated equipment to expand production. This was a recent IDA Project!

**Buffalo News Article** – “*Job Growth in Western New York gains speed, credibility.*” This article was published on July 27, 2015 in the Buffalo News. This was a very informational article on the areas employment levels and marks.

**BizJournals Article** – From Albany Business Review published on August 5, 2015. “*Cuomo says NY Tax Incentives are a necessity for attracting business.* This is something the IDA tries to convey on a daily basis, that businesses are often free to choose where to locate their business. We must remain competitive and balanced to stay in line with other States.

**Olean Times Herald Article** – “*Slump taking its toll on Oil Industry*”. This article was published in the Olean Times on August 1, 2015. This slump is something that we have certainly seen in this County and across the Region.

**Buffalo Niagara Enterprise** – Letter from Thomas Kucharski – President & CEO on July 21, 2015 thanking the CCIDA for their support of the Buffalo Niagara Enterprise (**BNE**).

**Buffalo News Article** – Published September 6, 2015, “*Holiday Valley a great getaway for all seasons*”. This is an excellent article highlighting Holiday Valley on their four Season Resort. No matter the season, Holiday Valley has something for everyone! With more than \$8 million of improvements made over the last two years, this recreation destination is now a year round playground for all ages.

**Letter from Dennis Eshbaugh – President/General Manager of Holiday Valley** – Letter dated July 23, 2015 with Congratulations on the #8<sup>th</sup> ranking in Economic Development Agencies list from The Business First. We very much appreciate Mr. Eshbaugh’s kind words and support of the CCIDA.

**Leadership Cattaraugus** – Letter dated August 24, 2015 thanking Corey Wiktor for the presentation to the 2015 Leadership Class for Tourism Day. Mr. Wiktor was privileged to speak with Crystal Abers, Kody Sprague and Meme from GOACC on this day.

**Olean Times Herald Article:** - Article Published on August 5, 2015, “*Petruzzi – Let building stand*”. Mr. Wiktor has met with this developer on several occasions, and has offered our Adaptive Reuse Program to assist in the redevelopment of this building in the City of Olean.

**Olean Times Herald Article:** Published on August 28, 2015 *Official says First Wi-Max coming soon*”. This is very good news for some rural communities in the County! The Southern Tier West Regional Planning and Development Board received a state grant of around \$600,000 for this system. The antennae for transmitters are planned to be affixed to existing mobile phone towers. They are currently looking at completing the final engineering at towers in Perrysburg and one in Little Valley, NY. Other parts of the County are targeted for installation later this fall.

**ADJOURNMENT:**

A **Motion** to adjourn the CCIDA Board Meeting was made by Brent Driscoll, seconded by Michael Wimer at 12:00 noon **Motion Carried.**

**-The next CCIDA Board Meeting: Tuesday October 20, 2015 at 11:15 a.m. and the Annual Tour/Dinner to meet at 5:00 p.m. at Good Times Of Olean.**