

**COUNTY OF CATTARAUGUS
INDUSTRIAL DEVELOPMENT AGENCY**

BOARD MEETING MINUTES

September 16, 2014

CCIDA OFFICE

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

Roll Call: **-Taken-**

Members

Present:

Mr. Thomas Buffamante - Chairman
Mr. Joseph Higgins
Mrs. Crystal Abers
Mr. Brent Driscoll
Mr. Salvatore Marranca
Mr. James Boser

Excused:

Mr. Gregory Fitzpatrick (Business Related)

CCIDA Staff:

Mr. Corey R. Wiktor - Executive Director

Presenters/Guests:

Mr. John Thomas – *The Villager*
Ms. Jann Wiswall - *Ellicottville Times*
Ms. Sheila Ransbottom – *Nussbaumer & Clarke Inc.*

Mr. John Mallery – *Mallery's Auto Body, Inc.*
Ms. Reggie Finch – *Mallery's Auto Body, Inc. Office Manager*
Mr. David Riley – *HoliMont, Inc.*
Mr. Greg Sehr – *Upstate Consultants*

Chairman Thomas Buffamante called the meeting to order at 11:15 a.m. A roll call of the Board of Directors of the CCIDA was conducted; Mr. Gregory Fitzpatrick was excused for business.

APPROVAL OF MINUTES:

A Motion was made by James Boser, with a second by Salvatore Marranca to accept the minutes from the July 22, 2014 Board of Directors Meeting. Motion Carried.

PROJECT APPLICATIONS:

-Mallery's Auto Body, Inc. – *Sale Leaseback Application* – Mallery's Auto Body, Inc. is asking the County of Cattaraugus Industrial Development Agency (CCIDA) to consider inducing their proposed project; an addition and a renovation to their current facility in the Town of Olean, New York.

The Company is proposing to construct a 25' x 100' addition to the current facility. In addition to the new construction, the existing facility will go through a renovation, façade upgrade along with various equipment purchases for the shop are incorporated in this expansion project. This project will allow Mallery's to expand the scope of their services that are limited in this Region. This project will also construct a Hertz Rental Office, add customer waiting area and add space to the repair shop. **The total project amount is \$600,000 (+,-).**

Mr. John Mallery was present to give a brief overview and handout in regards to his expansion project. Also present was Ms. Reggie Finch who is currently office manager at Mallery's Auto Body, Inc. This is a very exciting project for Cattaraugus County and Olean, New York, that will retain jobs (19) and add additional jobs (5) with completion of the project. The economic impact on Cattaraugus County and in particular Olean, New York is currently over \$3 million dollars in sales per year. Mr. Mallery's goal is to generate over 5 million dollars within four years after the completion of this project. Mr. Mallery's goal is to continue growing and generating new opportunities for the Olean community and to make Olean and the surrounding areas a destination and a place where people want to do business. We are very excited to be able to assist Mr. Mallery in this project, as this project will add services that are not readily available in the general area.

A Motion was made by Crystal Abers, 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 MALLERY'S AUTO BODY, INC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Marranca voting yes. Mr. Fitzpatrick was excused. **Motion Carried** (*Mr. Buffamante did note that his work has done work for Mallery's Auto Body, Inc. But has no financial interest or direct involvement in this proposed project.*)

A Motion was made by Brent Driscoll, seconded by Salvatore Marranca, **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 MALLERY'S AUTO BODY, INC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Marranca voting yes. Mr. Fitzpatrick was excused. **Motion Carried** (*Mr. Buffamante did note that his work has done work for Mallery's Auto Body, Inc. But has no financial interest or direct involvement in this proposed project.*)

Mr. Wiktor also mentioned that he has contacted Buffalo Niagara Enterprises and they are working on an industry sector report that qualifies this project and how it defines its uniqueness relating to a Commercial/Retail Project. When the report is received we will make copies and distribute to the CCIDA Board members.

-HOLIMONT, INC. *Sale Leaseback Application:* 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 includes the following:

- Various upgrades/machinery for the 2014-2015 Ski Season
- Waterline replacements/construction to improve/upgrade snow making.
- Purchase new generators & Improvements to the onsite Power-plant.
- Chalet Improvements.
- Snowmobiles to service the snowmaking crews and Ski Patrol.
- New Ski Slope at WestMont Ridge. (2nd Phase work to begin).

Mr. David Riley was on hand to answer any questions and to give a brief overview of the proposed project for HoliMont, Inc. Mr. Wiktor mentioned that recently he provided a bus tour for Concept Construction Team and one of the stops was at WestMont Ridge. Everyone who was on the tour was very impressed with the expansion at the Resort and the many opportunities that are available in the Cattaraugus County region. **The total project amount is \$650,000.**

In addition, relating to HoliMont, Inc., Mr. Wiktor mentioned that the CCIDA's Annual Dinner/Tour will be held at HoliMont, Inc. on October 21st. This tour will highlight the work that has been completed on Phase I of WestMont Ridge and will also look at the other various improvements that HoliMont has completed over the past few years.

A Motion was made by Salvatore Marranca, 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 HOLIMONT, INC.** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Marranca voting yes. Mr. Fitzpatrick was excused. **Motion Carried.**

(Mr. Buffamante did note that his work has done work for HoliMont, Inc. But has no financial interest or direct involvement in this proposed project.)

A Motion was made by Brent Driscoll, seconded by Salvatore Marranca, **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. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Marranca voting yes. Mr. Fitzpatrick was excused. **Motion Carried** *(Mr. Buffamante did note that his work has done work for HoliMont, Inc. But has no financial interest or direct involvement in this proposed project.)*

Resolutions from prior Applications/Projects that are in process

A Public Hearing for the Sprague Development Corp. project was held on August 19, 2014 at the Allegany Town Hall. (July 22, 2014 application) The minutes from this Public Hearing were included within the Board Packets for your review and information.

A Motion was made by Brent Driscoll seconded by Joseph Higgins, **RESOLUTION DETERMINING THAT ACTION TO UNDERTAKE A PROJECT FOR THE BENEFIT OF SPRAGUE DEVELOPMENT CORP. IS A “TYPE II ACTION” AND NO FURTHER ACTION IS REQUIRED UNDER SEQRA WITH RESPECT THERETO.** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Marranca voting yes. Mr. Fitzpatrick was excused. **Motion Carried**

A Motion was made by Salvatore Marranca, seconded by James Boser, **RESOLUTION AUTHORIZING EXECUTION OF DOCUMENTS IN CONNECTION WITH A LEASE/LEASEBACK TRANSACTION FOR A PROJECT FOR SPRAGUE DEVELOPMENT CORP. (THE “COMPANY”)** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Marranca voting yes. Mr. Fitzpatrick was excused. **Motion Carried**

Next, Mr. Wiktor stated that during our exit interview that is be done by the Office of New York State Comptroller, that we needed to make an amendment to the Agency’s By-Laws. Mr. Wiktor explained that during the process of changing over the files from documents to “e” version that some words and sentences incomplete. The following Resolution will update the Agency’s by-laws, nothing some minor typos. Once adopted, the staff will upload the “new” by-laws to the Agency’s website.

A Motion was made by Brent Driscoll, seconded by Salvatore Marranca, **RESOLUTION AMENDING THE BYLAWS OF THE COUNTY OF CATTARAUGUS INDUSTRIAL DEVELOPMENT AGENCY.** A Roll Call vote was taken with Mr. Buffamante, Mr. Higgins, Mr. Driscoll, Ms. Abers, Mr. Boser, and Mr. Marranca voting yes. Mr. Fitzpatrick was excused. **Motion Carried**

FINANCIAL REPORTS:

Next, Mr. Wiktor reviewed the Agency's Operating Statements for the months of July and August 2014 which is showing approximately a net \$71,890 (+,-) income over expenses to date. The CCIDA received income in the month of July from Sprague Development Corp. in the amount of \$750.00 relating to an application fee. Additional income was received from Win-Sum Ski Corp. in the amount of \$15,819 income for August 2014 relating to an earlier 2014 project (sales tax letters).

A Motion was made by Joseph Higgins, seconded by Brent Driscoll to accept the July and August 2014 Operating Statements for the County of Cattaraugus Industrial Development Agency as presented. **Motion Carried**

Mr. Wiktor also discussed with the CCIDA Board of Directors the Agency's Certificates of Deposit/Savings Accounts as of September 1, 2014. This report is updated and shared quarterly with the Board members. In addition, the third party collateral statements are also updated and are available if anyone would like to review them, noting sufficient coverage when account amounts exceed FDIC limits/coverage.

EXECUTIVE DIRECTOR'S REPORT:

Olean Times Herald Article: "Labor Day brings mixed messages for region" . There was recent article in the Times Herald updating labor force numbers. Cattaraugus County has its lowest unemployment numbers since 2008. In Cattaraugus County, the unemployment rate in July, the latest figure available from the state Department of Labor, was 6.6 percent. This compares to an 7.8 percent unemployment rate a year ago and an average 8.1 percent for 2013.

Gas & Oil Roundtable meeting update: To date two (2) meetings have been held at the CCIDA Offices in regards to the current Economic Impact of the Natural Gas Industry within Cattaraugus County/Region. The CCIDA Project Involvement within the Gas & Oil Industry was discussed along with a Draft Mission Statement. Further discussion in regards to the next steps and where do we go from here. Project site tour(s) are being set up for October 2014.

2014-2015 Independent Oil & Gas Association Membership: The CCIDA joined this State Association to support the Mission and stance of Gas & Oil Exploration in New York State. This Association is the oldest, oil and gas trade association that represents all facets of both the natural gas and oil industry, and they pride themselves in being our voice in Albany. This membership also includes a newsletter called The Pipeline that keeps its members informed in regards to what is going on in the Oil & Gas Industry.

MJ Painting Contractor Corp.: We received an e-mail from Mr. Mike John, President of MJ Painting Contractor Corp. giving an update on their 2014 Expansion Project. Mr. John stated that he started out in 2014 with 30 employees and is currently at 36 employees, already a gain of 6 employees!

They have also purchased 2 new large trucks (15 in their fleet), 2 tow-behind air compressors (11 in their fleet) and related new equipment with a dollar value of \$200,000 and growing. Their plans for the new west lot development have expanded to include more equipment and an overall bigger investment with their buildings.

Olean Times Herald Article: “*Dr. Nicholas Porcello realizes a lifelong dream in his hometown*”. The recent article highlights this CCIDA small business project in the Town of Allegany, New York. Dr. Porcello opened his first dental practice, Valley View Dental in 2012, despite a wealth of options elsewhere he chose to make his hometown of Allegany the anchor of his professional career. The IDA’s benefits were very instrumental in assisting this project.

Western New York Regional Economic Development Council Submits 2014 Progress Report: Update on latest round of the Consolidated Funding Application (CFA’s). This Progress Report details the projects in Cattaraugus County that have been submitted. The full Report was shared with each Board Member. We are hopeful for some announcement of the qualified projects in early to mid October.

43 North: The Buffalo’s Global Business Plan Competition. Mr. Wiktor has been a judge for this endeavor that was newly created to help foster and support entrepreneurial and start-up business and idea. We have been working with some of the start up companies and trying to bring them to Cattaraugus County, should they want to stay in the area.

Cattaraugus County Department of Economic Development, Planning & Tourism – WILMA Event – The second Annual Event to help highlight local manufacturing and products made here in Cattaraugus County will be held on October 25 & 16, 2014 at the Corporate Building Little Valley Fairgrounds. This is a great event that will show you a variety of products that are manufactured right here in Cattaraugus County. Please contact Crystal Abers at 716-938-2320 should you want to be part of this exciting event and to reserve a table.

Olean Times Herald Article (9-6-14): “*Dal-Tile Property Auction*” will be held on October 4, 2014 at 1:00 p.m. There was a recent article in the Olean Times Herald highlighting this auction.

Concept Construction Development Team: The CCIDA held a Bus Tour on August 18, 2014 touring Cattaraugus County. This event was very well received and attended by fifteen developers, allowing us to highlight and showcase the many development opportunities within Cattaraugus County.

Olean Land of Industrial Opportunity: Brownfield update and information on development and cleanup efforts on the BOA. Mr. Wiktor is part of the “BOA” Team in Olean, which is helping to oversee the redevelopment of the many Brownfield’s in Olean, New York.

Destination Enchantment: Mr. Wiktor attended the Mayor’s Forum at the Cattaraugus County Olean Airport on Monday September 8, 2014 and to tour the Airport and see what key role it plays in the County. This was an excellent event put on by the Mayor’s Office.

Business First Article – Women of Influence: “2014 Lifetime Achievement Award goes to Sister Margaret Carney, President of St. Bonaventure University.” This is a very prestigious award and a very deserving recipient in Sister Margaret. We are very blessed to have such an accredited institution in higher learning in the County.

Cattaraugus County Economic Development Team & Jamestown Community College: JCC Certificate in Entrepreneurship, Cattaraugus County is working to improve all the communities of Cattaraugus County. Several ways to accomplish this is through retention and expansion of employment, aiding municipal governments through planning assistance, encouraging private sector investment, fostering entrepreneurship, and promoting the County as a tourism destination, place to locate a business and a truly great place to reside and raise a family.

Olean Times Herald Article: “County seeks input on trail system”. Mrs. Abers stated that the County has mapped many of the recreational trail systems located within the County. However, they are seeking assistance in locating additional trails, that perhaps are not as well known. As the County looks to connect the existing trails they also want to examine possible new trail locations to develop a complete system of trails within Cattaraugus County.

The Allegheny River Valley Trail Story: This Story done by Mr. Joseph Higgins is a very interesting story on the development of the Allegheny River Valley Trail. This trail follows the Allegheny River between Olean and Allegany, going through the City of Olean and the new downtown campus of Jamestown Community College, and extending through Allegany to St. Bonaventure University. The volunteers which started this project in 1992 accomplished this miracle during the past 14 years with help from municipal agencies and the Olean Chamber of Commerce.

The Hamilton Spectator: “Experiencing Ellicottville like a local”. This article highlights the many tourism options in the Ellicottville Area. Several Projects in the Ellicottville area were mentioned that were assisted by the CCIDA. To name a few, Ellicottville Brewing Co. and Win-Sum Ski Corp.

Business First – Wind Article (by: David Bertola): This article was e-mailed to us by Salvatore Marranca in regards to wind power means big savings for Wyoming County town. The plan in the Town of Eagle is to use the wind power to eliminate town taxes and garbage fees for the 1,200 who live there and it seems to be working. However, they have bigger plans, four years ago the Town Supervisor Mr. Kushner said the roads were all re-paved, senior and summer programs began being offered at no cost and a new \$130,000 ambulance was purchased. The town also added a new fire truck and plow truck, each at a cost of \$200,000.

All of these purchases were possible because of the infusion of about \$970,000 annually from a 20 year payment-in-lieu-of-taxes (PILOT) agreement Eagle had with Noble Wind Energy LLC., which installed 93 turbines in Wyoming County.

A **Motion** was made by Salvatore Marranca, seconded by Brent Driscoll to go into Executive Session. (Acquisition of land)

A **Motion** was made by Joseph Higgins, seconded by Salvatore Marranca to return to regular session.

ADJOURNMENT:

A **Motion** to adjourn the CCIDA Board Meeting was made by Salvatore Marranca, seconded by Joseph Higgins at 1:06 p.m. **Motion Carried.**

The next CCIDA Board of Directors Meeting: Tuesday, October 21, 2014 at 11:15 a.m.

Please Note: At 5:00 p.m. we will be conducting our Annual Tour/Dinner at HoliMont, Inc. with a Reception/Dinner to follow at the Resort.